BILL GARRETT, Davidson County
Trans:T20090081803 DEEDWARR
Recvd: 12/03/09 09:50 3 pgs
Fees:18.00 Taxes:525.40
20091203-0110666

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2004
5280022

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12th day of October, 2009, by Federal Home Loan Mortgage Corporation, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Nathan Spears, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, Block 1 on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Successor Trustee's Deed filed July 22, 2009 as Instrument No. 20090722-0068674 and Corrective Successor Trustee's Deed filed October 27, 2009 as Instrument No. 20091027-0099040 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 913 Broadmoor Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

ITS: Jamey Davis VP

POA 20050907-0107449

Acknowledgment

State of Texas

County of Collin)ss.

On this day before me, a Notary Public, personally appeared Jamey Davis, **to me personally well-known, who acknowledged that he/she is the** VP **of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), a corporation, as attorney-in-fact for Federal Home Loan Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 12 **day of** October, 2007.

_____
Notary Public

My commission expires:

2/8/12

(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $142,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 16TH day of November, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Nathan Spears
913 Broadmoor Drive
Nashville, TN 37216

Map and Parcel: 061-07-0-024.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211