Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2287
686443

BILL GARRETT, Davidson County
Trans:T20090082155 DEEDWARR
Recvd: 12/04/09 10:19 3 pgs
Fees:18.00 Taxes:172.05
20091204-0111145

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of November, 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 John M. Lanier and Samantha L. Lanier, Grantees, the following land in Davidson County, Tennessee:

All that certain parcel of land in Davidson County, State of TN, as more fully described in Instrument No 20050726-0086694 ID #95.05 A-15, being known and designated as Lot 15 Belle Acres Subdivision recorded 12/14/1979, filed in Plat Book 5200 at page 227 corrected in Plat Book 5412 at page 77

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed September 23, 2009 as Instrument No. 20090923-0088699, Register's Office of Davidson County, Tennessee.

Commonly known as: 1905 Lynmeade Court, Nashville, TN 37210.

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 Grantees and unto their 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")

POA recorded as Instrument No. 20050907-0107449

BY: _____

ITS: Jamey Davis V.P.

Acknowledgment

State of Texas

)ss.

County of Collin

On this day before me, a Notary Public, personally appeared Jamey Davis, to me personally well-known, who acknowledged that he/she is the V.P. 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 13 day of November, 2009.

_____
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

)ss.

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, $46,500.00, 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 3RD day of December, 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:
John M. Lanier and Samantha L. Lanier
727 Arbor Springs Drive
Mount Juliet, TN 37122

Map No. 095-05-0A-015.00

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