(1)

BILL GARRETT, Davidson County
Trans:T20090086584 DEEDWARRSP
Recvd: 12/28/09 09:51 3 pgs
Fees:18.00 Taxes:455.10
20091228-0117069

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1880
658174

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25th 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 Angela Irwin, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Gibson Heights, of record in Book 1835, Page 133, said Register's Office, to which reference is hereby made for a more complete description.

Said Lot No. 34 fronts 88 feet on the westerly side of Cooper Lane and extends back between parallel lines 170 feet to a dead line.

This conveyance is made subject to restrictive covenants, easements and set back lines applicable to said property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed June 24, 2009 as Instrument No. 20090624-0058506 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2603 Cooper Lane, 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 her 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: Michelle Elliott

ITS: V.P.

Acknowledgment

State of Texas

County of Collin)ss.

On this day before me, a Notary Public, personally appeared Charlotte Elliott, 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 duly authorized 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 25 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

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, $123,000.00, 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 22ND 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:
Angela Irwin
2603 Cooper Lane
Nashville, TN, 37216

Map No. 073-09-0-029.00

Return to:

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