BILL GARRETT, Davidson County
Trans:T20100003990 DEEDWARRSP
Recvd: 01/21/10 10:13 3 pgs
Fees:18.00 Taxes:166.13
20100121-0005160

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1737
5121751

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12th day of January, 2010, 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 Robert L Ward, 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:

Lot No. 35, Block "B" in East Lawn, as shown of record on plat now on file in Plat Book 547, Page 153, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed June 1, 2009 as Instrument No. 20090601-0049857.

Commonly known as: 123 McKinley Street, Madison, TN 37115.

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 his 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 Instrument # 20050907-0107449

BY: Charlotte Elliott

ITS: Charlotte Elliott V.P.

Acknowledgment

State of Texas
)ss.
County of Dallas

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 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 January, 2010.

Notary Public

My commission expires:

5-28-2012
(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 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, $44,900.00, 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 20th **day of** January, 2010.

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:
Robert L Ward
123 Mckinley Street
Madison TN 37115

Map and Parcel: 034-13-0-123.00

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