BILL GARRETT, Davidson County
Trans:T20100003990 DEEDWARRSP
Recvd: 01/21/10 10:14 3 pgs
Fees:18.00 Taxes:501.35
20100121-0005161

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2103
672951

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of December, 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 Jayson Millar and Marcia Millar, as joints tenants with full rights of survivorship, Grantees, the following land in Davidson County, Tennessee:

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Fortland Park, Section One, Addition One, as of record in Book 2854, page 68, Register's Office for said County.

Said Lot No. 3 fronts 80 feet on the westerly side of Riverside Drive and extends back between parallel lines 160 feet to the easterly margin of the L & H Railroad property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed July 27, 2009 as Instrument No. 20090727-0070322 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 246 Riverside Drive, Nashville, TN 37206.

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: Charlotte E. Elliott

ITS: V.P.

Acknowledgment

State of Texas

)ss.

County of Collin

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 21 day of December, 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, $135,500.00, 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 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:
Jayson Millar & Marcia Millar
246 Riverside Drive
Nashville TN 37206

Map No. 083-15-0-025.00

Return to:

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