(1)

BILL GARRETT, Davidson County
Trans:T20100006419 DEEDWARRSP
Recvd: 02/02/10 11:00 3 pgs
Fees:18.00 Taxes:703.00

20100202-0008257

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1932
5233129

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th 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 Patricia A Richards, a single woman, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 110, Phase 2, Poplar Creek Estates, as shown on plat of record in Plat Book 6900, Page 339 revised in Plat Book 7900, Page 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed June 24, 2009 as Instrument No. 20090624-0058502 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1400 Calloway Court, Nashville, TN 37221.

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")

POA recorded as instrument # 20050907-0107449

BY: Charlotte E Elliott

ITS: VP

Acknowledgment

State of Texas

County of Dallas)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** 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 13 **day of** January, 2012.

M Pogue

Notary Public

My commission expires:

9-3-11

(Seal)

M. POGUE
MY COMMISSION EXPIRES
September 3, 2011

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, $190,000.00, 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 29TH 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:
Patricia A Richards
1400 Calloway Court
Nashville TN 37221

Map No. 155-08-0C-110.00

Return to:

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