BILL GARRETT, Davidson County
Trans:T20100009043 DEEDWARRSP
Recvd: 02/16/10 09:42 3 pgs
Fees:18.00 Taxes:183.15
20100216-0011563

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2315
689680

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5TH 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 Delores D. Ladd, a single woman, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 67 on the Plan of Stanley Heights as of record in Book 3300, page 74, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed October 8, 2009 as Instrument No. 20091008-0093574 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 328 Dinwiddie Drive, 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 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: Charlotte Elliott

ITS: VP

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 VP 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 5 day of January, 2010.

Issa Wilson

Notary Public

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

My commission expires:

2/8/12

(Seal)

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, $49,500.00, 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 12TH day of February, 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:
Delores D. Ladd
505 Debbie Drive
Hermitage TN 37076

Map and Parcel Number: 034-14-0-041.00

Return to:

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