BILL GARRETT, Davidson County
Trans:T20100023664 DEEDWARRSP
Recvd: 04/21/10 11:24 3 pgs
Fees:18.00 Taxes:129.13
20100421-0030112

Return to: R-DSP-10-0917
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2503

714218

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of March, 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 Eldon R. Spraker III, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 132 feet of the easterly 83 feet of Lot No. 7 on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place as of record in Book 421, page 35, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, dated September 2, 1959 as follows:

Beginning at a point in the northerly margin of Thomas Street, the southeast corner of Lot No. 7 said point being located 600 feet north 86 deg. west of the intersection of the northerly margin of Thomas Street with the westerly margin of Anderson Place, said beginning point being marked by an iron pin; thence with the northerly margin of Thomas Street, north 82 deg. west 83 feet to a point; thence north 4 deg. 30 min. east 132 feet to a point; thence south 86 deg. east 83 feet to a 12 inch Hackberry tree; thence south 4 deg. 30 min. west 132 feet to the point of beginning.

Subject to any and all existing easements of record.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed December 31, 2009 as Instrument No. 20091231-0119103 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 917 A Thomas Avenue, 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 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 as Instrument No. 20050907-0107449

BY: Charlotte Elliott

ITS: VP

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 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 26 day of March, 2010.

M Pogue
Notary Public

My commission expires:
9-3-11
(Seal)

M. POGUE
MY COMMISSION EXPIRES
September 3, 2011

STATE OF Tennessee

COUNTY OF Davidson

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, $ 34,900 oc, 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 14th **day of** April, 2010.

Notary Public

My commission expires:

05-10-12

(Seal)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

Property owner and party responsible for payment of taxes:
Eldon R. Spraker III
16000 Ellesmere Road
Nashville, TN 37205

Map No. 072-06-0-125.00

Return to:

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