Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2114
676866

BILL GARRETT, Davidson County
Trans:T20100025332 DEEDWARRSP
Recvd: 04/28/10 11:47 3 pgs
Fees:18.00 Taxes:118.40
20100428-0032220

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of April, 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 Bruce Peery, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 of Block No. 5 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.

Lot No. 8 fronts 50 feet on the southerly side of Louisiana Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed August 10, 2009 and filed as Instrument No. 20090810-0075294 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6209 Louisiana Avenue, Nashville, TN 37209.

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: _____

ITS: VP

Acknowledgment

State of Texas

County of Dallas ss.

On this day before me, a Notary Public, personally appeared Mark Via, 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 13 day of April, 2010.

_____
Notary Public

My commission expires:

9-3-11

(Seal)

M. POGUE
MY COMMISSION EXPIRES
September 3, 2011

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, $32,000.00, 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 27TH day of April, 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:
Bruce Peery
407 31st Avenue South
Nashville, TN 37212

Map No. 091-01-0-041.00

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