This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2407

STATE OF TN)
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, is $ 529382.72 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey Palmer
Grantee or Agent of Grantee

Subscribed and sworn to before me this 22nd day of June, 2010.

Notary Public
My Commission Expires: 7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 7-16-2011

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ten Talents Properties, LLC 1324 Tammany Drive Nashville TN 37216	SAME	094-01-0-080.00

BILL GARRETT, Davidson County
Trans:T20100038247 DEEDWARRSP
Recvd: 06/23/10 11:02 2 pgs
Fees:13.00 Taxes:195.87
20100623-0048991

SPECIAL WARRANTY DEED
(Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20050907-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Ten Talents Properties, LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 49 on the Amended Plan of Payne, Blakemore and Cunning's Addition to Nashville, as of record in Book 57, Page 70 and as amended in Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed November 16, 2009 as Instrument No. 20091116-0105316 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 610 South 13th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto its successors and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 28 day of May 2010.

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")

BY: _____ V.P.

ITS: Mark Via

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Mark Via, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the V.P. of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 28 day of May 2010.

_____
Notary Public

My commission expires:

10-18-2011
(Seal)

MELISSA ROBIN SPENCE
MY COMMISSION EXPIRES
October 18, 2011