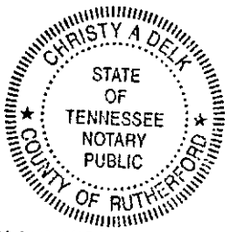
This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2860

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, is $142,900.00, 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 30TH day of November, 2010.

Notary Public
My Commission Expires: 07/16/2011
(Seal)



MY COMMISSION EXPIRES:
7-16-2011

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Phillip D. Cowan & Michael Cerruti 7305 Althorp Way Nashville, TN 37211	Suntrust Mortgage, Inc 1001 Semmes Avenue Richmond, VA 23224	173-09-0A-113.00

BILL GARRETT, Davidson County
Trans:T20100075880 DEEDWARRSP
Recvd: 12/02/10 10:19 2 pgs
Fees:13.00 Taxes:528.73
20101202-0095830

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 20050907-0107440, 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 Phillip D. Cowan, a married man, and Michael Cerruti, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee being Lot 3 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument #20020731-0091872, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed recorded May 14, 2010, as Instrument no. 20100514-0037211 in the Register's Office of Davidson County, Tennessee.**
>
> **Commonly known as: 7305 Althorp Way, Nashville, TN 37211**

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 their heirs 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 27 day of October Dallas

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: Jamey Davis

ITS: VP

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Jamey Davis, 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 VP 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 27 day of October 2010.

Notary Public

My commission expires:

9/16/14

(Seal)

MARLON BROWN
Notary Public, State of Texas
My Commission Expires
September 16, 2014