This instrument was prepared by ~~and return to~~:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-3610

Return To:
Bell & Alexander Title Services
8110 Isabella Lane
Ste. 200
Brentwood, TN 37027

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $114,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Cowell
Grantee or Agent of Grantee

Subscribed and sworn to before me this 24 day of February, 2012.

Hillary Torrence
Notary Public
My Commission Expires: 12-10-12
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Marquita A. Carter 3825 Sam Boney Dr. Nashville, TN 37211	Pinnacle National Bank 150 Third Ave. S Ste. 900 Nashville, TN 37201	133 11 0 030.00

BILL GARRETT, Davidson County
Trans:T20120014836 DEEDWARRSP
Recvd: 02/29/12 14:52 2 pgs
Fees:13.00 Taxes:425.13
20120229-0017679

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 Marquita A. Carter, unmarried, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Lot No. 11, on the Plan of Paragon Hills, of record in Plat Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed recorded as Instrument Number 20110202-0009268, Register's Office of Davidson County, Tennessee.

Commonly known as: 3825 Sam Boney Drive, 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 her 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 1 day of February 2012.

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: _____

ITS: Jamey Davis V.P.

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 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 1 day of February 2012.

_____
Notary Public

My commission expires:

_____
(Seal)

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

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent