This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-3804
Asset # 6597597

BOX 50-B
RETURN TO: JAMES A. WAECHTER
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TN
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, is $97,500.00, 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 30 day of March, 2012.

Notary Public
My Commission Expires: 1-9-16
(Seal)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ellen L. Warshaw 618 FATHERLAND NASHVILL, TN 37206	SWDC MORTGAGE 9311 SAN PEDRO #140 SAN ANTONIO, TX 78216	079 09 0 140.00

BILL GARRETT, Davidson County
Trans:T20120023916 DEEDWARRSP
Recvd: 04/03/12 09:12 2 pgs
Fees:13.00 Taxes:360.75
20120403-0027965

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 Ellen L. Warshaw, Grantee(s), and her heirs 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. 47, on the Plan of Henderson Gardens, Section One, as shown on Plat of Record in Plat Book 2900, Page 75, in the Register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Substitute Trustee's Deed to Federal Home Loan Mortgage Corporation filed April 13, 2011, Register's office of Davidson County, Tennessee.

This is improved property known as 1808 willow Springs Drive, Nashville, Tennessee 37216.

Commonly known as: 1808 Willow Springs Drive, Nashville, TN 37216

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 13 day of March 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: _____
Sandra Taylor

ITS: V.P.

Certificate of Acknowledgment

State of Texas

)ss.

County of Dallas

Personally appeared before me, the undersigned Notary Public, Sandra Taylor, 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 13 day of March 2012.

_____
Notary Public

My commission expires:
9-16-14

(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