

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**Texas Property Code Section 11.008.
CONFIDENTIAL INFORMATION IN REAL PROPERTY RECORDS**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: FEBRUARY 4, 2010, but effective as of MARCH 11, 2010

Grantor: FEDERAL HOME LOAN MORTGAGE CORPORATION

Grantor's Mailing Address:

FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O FAACS
3 First American Way
Santa Ana, CA 92707

Grantee: PHUC HONG VO AND TRANG TRUONG, HUSBAND AND WIFE

2EE

Grantee's Mailing Address (including county):

PHUC HONG VO
TRANG TRUONG
6610 SALTA DRIVE
HOUSTON, TEXAS 77083
HARRIS County

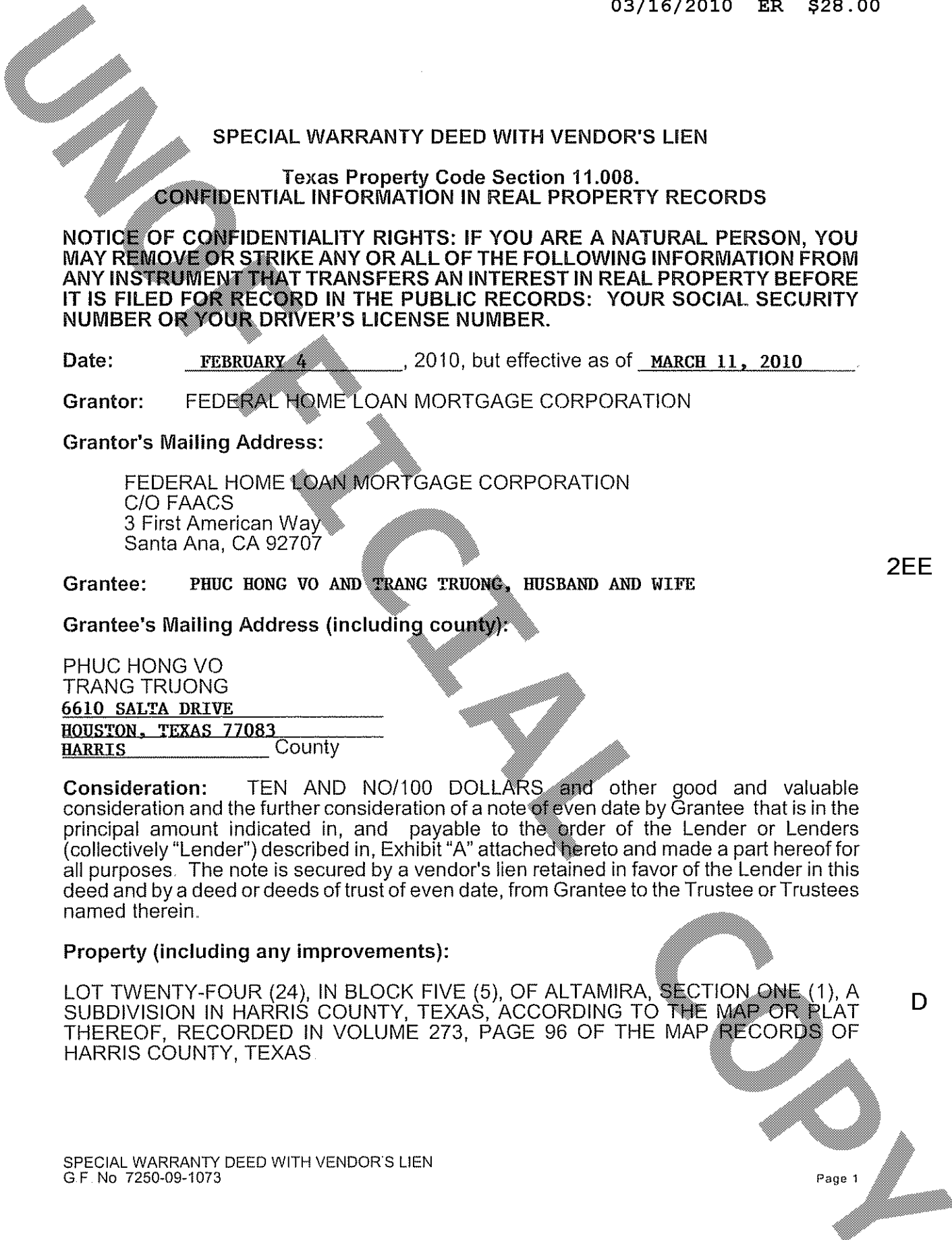
Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date by Grantee that is in the principal amount indicated in, and payable to the order of the Lender or Lenders (collectively "Lender") described in, Exhibit "A" attached hereto and made a part hereof for all purposes. The note is secured by a vendor's lien retained in favor of the Lender in this deed and by a deed or deeds of trust of even date, from Grantee to the Trustee or Trustees named therein.

Property (including any improvements):

LOT TWENTY-FOUR (24), IN BLOCK FIVE (5), OF ALTAMIRA, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 273, PAGE 96 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

D

ER 016 - 14 - 2326



ER 016 - 14 - 2327

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all existing restrictions, mineral reservations and interests, conditions, covenants, easements and rights of way, if any, applicable to and enforceable against the above described real property as now reflected by the records of the County Clerk of Harris County, Texas.

Current ad valorem taxes on the above described property as of the date hereof are assumed by Grantee and Grantee covenants and promises to pay the same.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

GRANTEE, BY ITS RECEIPT AND POSSESSION OF THE PROPERTY DOES ACKNOWLEDGE, ACCEPT AND AGREE WITH THE TERMS AND PROVISIONS OF THIS PARAGRAPH. GRANTEE UNDERSTANDS THAT GRANTOR OBTAINED THE PROPERTY BY FORECLOSURE DEED IN LIEU OF FORECLOSURE, FORFEITURE OR SIMILAR PROCESS AND CONSEQUENTLY, GRANTOR HAS LITTLE OR NO DIRECT KNOWLEDGE REGARDING THE CONDITION OF THE PROPERTY. Grantee accepts the property in "AS IS" condition at the date of the Contract of Sale, including, without limitation, any hidden defects or environmental condition of the property and Grantee accepts such items in "AS IS" condition at the date of closing. GRANTEE ACKNOWLEDGES THAT NEITHER GRANTOR NOR ITS AGENTS HAVE MADE ANY WARRANTIES, IMPLIED OR EXPRESSED, RELATING TO THE CONDITION OF THE PROPERTY. Grantor and its agents shall not be responsible for the repair, replacement or modification of any deficiencies, malfunctions or mechanical defects in the material, workmanship and mechanical components of the appurtenant structures and improvements prior or subsequent to closing. Items of personal property are not included in the sale. Grantor makes no representation or warranty as to the condition of personal property, title to personal property or whether any personal property is encumbered by liens. Grantee further agrees that Grantor shall have no liability for any claim or losses Grantee or Grantee's successors and/or assigns may incur as a result of any condition or other defect which may not or hereafter exist with respect to the Property.

ER 016 - 14 - 2328

When the context requires, singular nouns and pronouns include the plural.

FEDERAL HOME LOAN MORTGAGE CORPORATION

30R

BY: *James Davis*
 NAME: James Davis
 IT'S: VP
 of National Default REO Services, a Delaware
 Limited Liability Company dba First American
 Asset Closing Services ("FAACS"), as Attorney-
 in-Fact and/or Agent

ACKNOWLEDGMENT

STATE OF Texas
 COUNTY OF Dallas

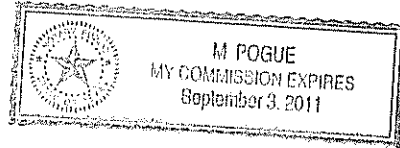
50000

This instrument was acknowledged before me on February 4, 2010,
 by James Davis VP of National Default REO
 Services, a Delaware Limited Liability Company dba First American Asset Closing Services
 ("FAACS"), as Attorney-in-Fact and/or Agent of Federal Home Loan Mortgage Corporation,
 who upon presentation of _____ (describe form of identification
 presented) did prove to be the person whose name is subscribed to within the instrument
 and acknowledged to me that said person executed the same in said person's authorized
 capacity, and that by said person's signature on the instrument the person or the entity
 upon behalf of which the person acted, executed the instrument.

M Pogue
 Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Michael H. Luster
 Williams, Birnberg & Anderson, L.L.P.
 2000 Bering Drive, Suite 909
 Houston, TX 77057



AFTER RECORDING RETURN TO:

PHUC HONG VO & TRANG TRUONG
6610 SALTA DRIVE
HOUSTON, TEXAS 77083

F:\wp1\Mhl\Tatcol250-1011000\091073-svld wpd

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 G.F. No. 7250-09-1073

EXHIBIT "A"

ATTACHMENT TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Grantor: FEDERAL HOME LOAN MORTGAGE CORPORATION

Grantee: PHUC HONG VO AND TRANG TRUONG, HUSBAND AND WIFE

Date: FEBRUARY 4, 2010, but effective as of MARCH 11, 2010

Lender: ANH N. DOAN AND LAM T. TRAN

Principal Amount of Note: \$80,000.00

Trustee: PATRICK DAVIS

ASG
2EE
3OR

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of the note referenced above and is executed by Grantee, payable to the order of Lender. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date, from Grantee to the Trustee named therein.

Lender, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

UNRECORDED
ORIGINAL
COPY

20100100940
Pages 5
03/16/2010 11:15:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS