Davidson County DEEDWARR
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Fees:13.00 Taxes:340.03

20070315-0031783

Prepared by and Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001
1305363

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1 **day of** March, **2007**, by and between **Federal Home Loan Mortgage Corporation, by Chicago Title Insurance Company d/b/a Servicelink, as attorney in fact*** party of the first part, and **Craig Sanford**,** party of the second part,

** a married man

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Land in Davidson County, Tennessee being Lot No. 9 on the Preliminary Plan of Core Subdivision, not of record, and described as follows: Beginning at a point in the southerly margin of Due West Avenue, the common corner of Lot Nos. 8 and 9; thence with the line between said two lots southerly 150 feet to a point in the line of Lot No. 20; thence with the line between Lots no. 9 and 20 westerly 75 feet to the common corner of Lots 9 and 10; thence with the line between said two lots northerly 150 feet to the southerly margin of said Due West Avenue; thence with the margin of the same westerly 75 feet to the beginning.

Being the same property as conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed on 12/6/2006 and recorded at instrument number 20061228-0159736 in the Davidson County Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

*Please refer to the Power of Attorney recorded on 12/7/2006 in Instrument #20061207-0151393

Federal Home Loan Mortgage Corporation, by Chicago Title Insurance Company d/b/a* Servicelink, as attorney in fact

BY: _____

Title atty in fact

Shirley L Yoho

****

STATE OF PA
COUNTY OF Beaver

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Sheri L. Yono, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the atty in fact of the within named bargainor, a corporation, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such.

WITNESS my hand and seal at office this 1 day of March, 2007.

Amanda M. Roe
Notary Public: Amanda M. Roe
My Commission expires: 12-22-10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Dec. 22, 2010
Member, Pennsylvania Association of Notaries

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(FOR RECORDING DATA ONLY)

Property Address:
320 Due West Avenue
Madison, TN 37115

Grantor:
Federal Home Mortgage Corporation
Loan No.: 553175
5000 Plano Parkway
Carrollton, TX 75010

Grantee:
Craig Sanford
533 Nokes Road
Lebanon, TN 37090

Tax/Parcel Numbers:
0510 12 075.00

Mail tax bills to:
Craig Sanford
533 Nokes Road
Lebanon, TN 37090

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 $91,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Terra West

Subscribed and sworn to before me this the 1 day of March, 2007.

Amanda M. Roe
Notary Public

My Commission Expires: 12-22-10

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