Prepared by:
Appersen, Crump & Maxwell, PLLC
6000 Popular Ave, Ste 400, Memphis, TN 38119

Davidson County DEEDWARR
Recvd: 08/24/07 15:40 2 pgs
Fees:13.00 Taxes:573.13
20070824-0101927

Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001
1318830

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the **_27 th_ day of _JULY_, 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 **Tana D Miller**, Single, party of the second part,

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**:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot 86, as shown on the map entitled, "Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record as Instrument No. 20030213-0020016 as corrected by Instrument Nos. 20030331-0042208 and 20031120-0169641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Crystanna Duffy, as Co-Trustee to Federal Home Loan Mortgage Corporation, as described in Instrument 20070119-0007591, recorded 01/19/2007 in DAVIDSON County Records.

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 (P)

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

BY: _____

Title: Scott Kistner

****

STATE OF PA
COUNTY OF Beaver

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Scott Kistner VP, 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 atty in fact 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 19 day of July, 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:
3644 Coles Branch Drive
Antioch, TN 37013

Grantor:
Federal Home Mortgage Corporation
Loan No.: **554465**
5000 Plano Parkway
Carrollton, TX 75010

Grantee:

Tana Dorothy Miller
3644 Coles Branch Drive
Antioch, TN 37013

Tax/Parcel Numbers:
173 16 0A073.00

Mail tax bills to:
Tana Dorothy Miller
3644 Coles Branch Drive
Antioch, TN 37013

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 $154,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Terra West
Affiant

Subscribed and sworn to before me this the 13 day of August, 2007.

Notary Public

My Commission Expires: 4-27-2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Apr. 27, 2010
Member, Pennsylvania Association of Notaries