Return to:
Chicago Title 1322569
ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

Davidson County DEEDWARR
Recvd: 11/15/07 13:56 3 pg
Fees:18.00 Taxes:240.50
20071115-0134149

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 20 day of July, 2007, by and between **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink, as Attorney-in-Fact*** party of the first part, and **Susan Pedersen, a married woman, and Mary Massey, a married man**, 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 follows:

Lot No. 171 on eh Plan of Section 1, Bordeaux Gardens, of record in Book 3300 Page 91, Register's office for said County.

Said lot fronts 55 feet on the east side of Panorama Drive and runs back 141.4 feet on the north line and 158.43 feet on the south line to a dead line in the rear on which it measures 57.57 feet.

Being the same property as conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20070112 in the Register's Office of Davidson County, Tennessee.

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.

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

Prepared by:
Apperson, Crump, Maxwell PLC
6000 Poplar Ave
Suite 400
Memphis, TN 38119

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.

Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink, as Attorney-in-Fact

BY: _____
Title: Sheri L. Yono

****

STATE OF PA
COUNTY OF Beaver

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Sheri L. Yono 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 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 20 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

****

(FOR RECORDING DATA ONLY)

Property Address:
3250 Panorama Drive
Nashville, TN 37218

Grantor:
Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink, as Attorney-in-Fact
Loan No.: **554687**
5000 Plano Parkway
Carrollton, TX 75010

Grantee:
Susan Pederson
Mary Massey
913 Walterswood Drive
Nashville, TN 37220

Tax/Parcel Numbers:
080-08-0-111.00

Mail tax bills to:
Susan Pederson
Mary Massey
913 Walterswood Drive
Nashville, TN 37220

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 $65,000.00 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 4th day of September, 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