Davidson County DEEDWARR
Recvd: 05/22/08 14:24 3 pgs
Fees:18.00 Taxes:277.50

20080522-0052717

After Recording Return To:
SL# 1542011
Loan #: 574918
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
162-13-0078.00

SPECIAL WARRANTY DEED

Property Owner:
KEITH L. DYER
108 Cedarcreek Ct.
Nashville, TN 37211

Send Tax Bills To:
KEITH L. DYER
108 Cedarcreek Ct.
Nashville, TN 37211

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 13th day of May, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION, By Chicago Title Insurance Company doing business as Service Link as Attorney in Fact with a business address of 5000 Plano Parkway, Carrollton, TX 75010 ("**GRANTOR**"), and KEITH L. DYER, a single man, residing at 108 Cedarcreek Ct., Nashville, TN 37211. ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of ~~One Dollar ($1.00)~~ *Seventy Five Thousand Dollars ($75,000.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 72 ON THE PLAN OF THE SUBDIVISION OF LOTS NOS. 72, 73 AND 74, CEDARWOOD ESTATES, SECTION 2, AS OF RECORD IN PLAT BOOK 4885 PAGE 195, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED FROM AARON SQUYRES, TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION AS SET FORTH IN DEED INSTRUMENT NO. 20071203-0139420 DATED 11/28/2007 RECORDED 12/03/2007 IN DAVIDSON COUNTY RECORDS.

Property Address: 108 Cedarcreek Ct., Nashville, TN 37211

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Stephen M. Hall

Stephen M. Hall
Printed Name

Stephanie Babik

Stephanie Babik
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION, By Chicago Title Insurance Company doing business as Service Link as Attorney in Fact

By: Daniel J Katella
Daniel J Katella

Its: Vice President

It's Attorney-in-fact, pursuant to Power of Attorney recorded on 12-7-2006 *in Official Records Instrument No. 20061207-0151393 of the Public Records of* Davidson County.

STATE OF PA } **COUNTY OF** Beaver }

ACKNOWLEDGED BEFORE ME, on the 13 day of May, 2008, the undersigned authority, personally appeared Daniel J Katella, who is the VP of Chicago Title Insurance Company doing business as Service Link as Attorney in Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 10, 2010
Member, Pennsylvania Association of Notaries

Marsha L Hancock
NOTARY PUBLIC Marsha L Hancock
My Commission Expires 10/10/10

Affiant swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $75,000.00.

Stephen M. Hall
Affiant
Stephen M Hall

Subscribed and sworn to before me
this 13 day of May, 2008.

Carla M Ceravolo
NOTARY PUBLIC
Carla M Ceravolo

My Commission Expires: 3-30-10

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING.**

NOTARIAL SEAL
Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010