Davidson County DEEDWARR
Recvd: 07/15/08 13:21 3 pgs
Fees:18.00 Taxes:184.63

20080715-0072525

After Recording Return To:
SL# 1602566
Litton: 422656402
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

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

Map & Parcel:
0830300178.00

SPECIAL WARRANTY DEED

Property Owner:
Jeff Burke
Vida Wakeman
P.O. Box 68273
Nashville, TN 37206

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 12th day of June, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized in the state of Texas with a business address of 5000 Plano Parkway, Carrollton, Texas 75010 ("**GRANTOR**"), and JEFF BURKE, a single man and VIDA WAKEMAN, a single woman, with a post office address of P.O. Box 68273, Nashville, Tennessee 37206. ("**GRANTEES**").

WITNESSETH

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

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING THE EASTERLY PART OF LOT NO. 6 AND THE WESTERLY PART OF LOT NO. 7 ON THE PLAN OF W.S. ASHWORTH'S RESUBDIVISION OF BROWNSVILLE, AS OF RECORD IN BOOK 161 PAGE 153, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY J. DOUGLAS ROACH, SURVEYOR, AS REVISED ON OCTOBER 29, 1946 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF ROSEBANK AVENUE, 50 FEET EAST OF THE SOUTHWEST CORNER OF LOT NO. 6; THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF LOT NO. 6, 160 FEET TO SOUTH MARGIN OF AN ALLEY; THENCE EASTERLY ALONG THE SOUTH MARGIN OF SAID ALLEY, 46 FEET TO THE WESTERLY MARGIN OF SAID RIGHT OF WAY 25 FEET, MORE OR LESS TO A POINT; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF LOT NO. 6, 139.5 FEET TO THE NORTH MARGIN OF ROSEBANK AVENUE; THENCE WESTERLY ALONG THE NORTH MARGIN OF ROSEBANK AVENUE; THENCE WESTERLY ALONG THE NORTH MARGIN OF SAID AVENUE, 60 FEET TO THE BEGINNING.

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 BILLY GLASS, CO-TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION AS SET FORTH IN INST# 20080225-0018036, RECORDED 02/25/2008 IN DAVIDSON COUNTY RECORDS.

Property Address: 120 Rosebank Avenue, Nashville, TN 37206

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/Grantees 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 Grantees. Grantor covenants with the said Grantees 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 Grantees.

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 Grantees 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
Printed Name

Donald Aldebenski
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company doing business as ServiceLink as Attorney-in-Fact.

By: Sheri Lyons
Its: Vice President

It's Attorney-in-fact, pursuant to Power of Attorney recorded on 12/07/2006 in Official Records as Document No. 20061207-0151393, of the Public Records of Davidson County.

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

ACKNOWLEDGED BEFORE ME, on the 12 day of July, 2008, the undersigned authority, personally appeared Sheri Lyons, who is the VP of Chicago Title Insurance Company doing business as ServiceLink 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 10/10/10
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is ~~$55,900.00 (Fifty-five Thousand Nine Hundred Dollars)~~ $49,900.00 Forty-nine thousand Nine Hundred Dollars. (AB)

Affiant Stephen M Hall

Subscribed and sworn to before me
this 1st day of July, 2008.

Bobbi J. Moskal
NOTARY PUBLIC My Commission Expires: April 19, 2011

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 NOT RESPONSIBLE FOR CLOSING.**

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bobbi J. Moskal, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires April 19, 2011
Member, Pennsylvania Association of Notaries