Davidson County DEEDWARR
Recvd: 09/15/08 15:44 3 pg
Fees:18.00 Taxes:547.60

20080915-0094392

After Recording Return To:
SL# 1652053
Loan No. 589981
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:
412-5B-61.00CO

SPECIAL WARRANTY DEED

Property Owner:
James Hunter and Paula Hunter
8300 Sawyer Brown Road, Apt. K306
Nashville, TN 37221

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 5 day of August, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION by Chicago Title doing business as ServiceLink as Attorney-in-Fact, with a business address of 5000 Plano Parkway, Carrollton, Texas 75010 ("**GRANTOR**"), and JAMES HUNTER and PAULA HUNTER, husband and wife, residing at 8300 Sawyer brown Road, Apt ~~K30~~ K306, Nashville, TN 37221 ("**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 CONDOMINIUM SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. K-306, TOGETHER WITH THE CARPORT DESIGNATED NO. K-306, IN RIVER PLANTATION, SECTION THREE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, NASHVILLE, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATIONS, SECTION THREE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4675, PAGES 75, 76 AND 7, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND

DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4764, PAGE 464, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY 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.

SOURCE OF TITLE IS BOOK _____, PAGE _____ /INSTRUMENT NO. _____
20080610-0059448 **(RECORDED** 6/10/2008 **)**

Property Address: 8300 Sawyer Brown Road, Apt. ~~K30~~ K306, Nashville, TN 37221

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:

Deborah Kiss

Deborah Kiss
Printed Name

Mark Appughese

Mark Appughese
Printed Name

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

By: Daniel J Katelle
Daniel J Katelle

Its: Vice President

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

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

ACKNOWLEDGED BEFORE ME, on the 5 day of August, 2008, the undersigned authority, personally appeared Daniel J Katelle, who is the VP of Chicago Title 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 binding 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
Marsha L Hancock

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $148,000.00 (One hundred Forty Eight Thousand)

Deborah Kiss
Affiant Deborah Kiss

Subscribed and sworn to before me
this 8 day of August, 2008.

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

M Miller
NOTARY PUBLIC

My Commission Expires: 4-27-2010

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.**