Davidson County DEEDWARR
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20080930-0098909

Prepared By and
Record and Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001
1555106

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12 **day of** September, **2008**, 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 **Neil Jay Kaplan, a** ~~UNMARRIED~~ **person,** party of the second part,

WITNESSETH: That for 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:

Being the Westerly 100 feet of Lots Nos. 57 and 60 on the map of W.J. Myers Subdivision of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, Page 66, Register's Office for said County, also being known as Lots Nos. 2 and 3 of T.E. Guthrie's unrecorded subdivision of Lots Nos. 57 and 60 of said W.J. Myers' plan of lots.

Said part of Lot No. 60 fronts 100 feet on the Northerly side of Otay, formerly Ann Street and together with part of Lot No. 57 extends between parallel lines with the Easterly margin of an alley, 120 feet to the Southerly line of Lot No. 52 on said plan.

Being the same property as conveyed to party of the first part by Trustee's Deed of record at Instrument Number 20071217-0144576, 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.

*POA recorded 12/7/2006 Davidson county, Instrument # 20061207-0151393

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 d/b/a ServiceLink as Attorney-In-Fact

BY: _____

Title: VP
David Steinmetz

****

STATE OF PA
COUNTY OF Beaver

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared David Steinmetz, 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 VP of the within named attorney-in-fact of the within named bargainor, Federal Home Loan Mortgage Corporation, a corporation, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument as an officer of the attorney-in-fact and such attorney-in-fact executed this instrument on behalf of the within named bargainor, for the purposes therein contained, by signing the name of the bargainor by himself/herself as an officer of the attorney-in-fact for the bargainor.

WITNESS my hand and seal at office this 12 day of Sept 2008

Notary Public: Marsha L Hancock
My Commission expires: 10-10-10

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

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(FOR RECORDING DATA ONLY)

Property Address:
1431 Ann Street
Nashville, TN 37216-3901

Grantor:
Federal Home Loan Mortgage Corporation
Loan No.: 576801
5000 Plano Pkwy.
Carrollton, TX 75010

Grantee: (New Owner)
Neil Jay Kaplan
2620 East 13th Street
Brooklyn NY 11235

Tax/Parcel Numbers:
072110244.00

Mail tax bills to:
Neil Jay Kaplan
2620 East 13th Street
Brooklyn, NY 11235

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 ~~$144,000.00~~ 136,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
Affiant
Neil Jay Kaplan

Subscribed and sworn to before me this the 19th day of SEPTEMBER, 2008.

_____
Notary Public

My Commission Expires: 11-2-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.