Davidson County DEEDWARR
Recvd: 10/17/08 08:41 3 pg
Fees:18.00 Taxes:310.80

20081017-0104351

After Recording Return To:
SL# 1483001
Loan #: 159439809
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:
041-11-0098.00

SPECIAL WARRANTY DEED

Property Owner:
JOHN W. NICHOLS
VANESSA NICHOLS
1234 Rugby Drive
Nashville, Tennessee 37207

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 2 day of September, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION with a business address of 5000 Plano Parkway, Carrollton, Texas 75010, ("**GRANTOR**"), and JOHN W. NICHOLS and VANESSA NICHOLS, husband and wife residing at 1234 Rugby Drive, Nashville, Tennessee 37207. ("**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, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT 358, BELLSHIRE ESTATES, SECTION "A" OF RECORD IN PLAT BOOK 2331 PAGES 115 AND 116, SAID REGISTER'S OFFICE, TO WHICH PLAT 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.

BEING THE SAME PROPERTY AS CONVEYED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION AS SET FORTH IN DEED INST# 20071011-0120885, RECORDED 10/11/2007 IN DAVIDSON COUNTY RECORDS.

Property Address: 1234 Rugby Drive, Nashville, Tennessee 37207

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 Deemer
Deborah Deemer
Printed Name

Janet R Schmidt
Janet R. Schmidt
Printed Name

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

By: _____

Its: Sheri Yoho

It's Attorney-in-fact pursuant to Power of Attorney recorded on 12/07/2006 in Official Records Document # ~~No. 159439809~~ of the Public Records of Davidson County, TN # 200612070151393

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

ACKNOWLEDGED BEFORE ME, on the 2 ~~day~~ of Sept, 2008, the undersigned authority, personally appeared Sheri L Yoho, 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
NOTARY PUBLIC
My Commission Expires 10-10-10

Affiant further swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $84,000.00 (Eighty Four Thousand Dollars).

Affiant Norman Fitch

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

Lissette Ann Moree
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries

My Commission Expires: _____

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.**