03

Realty Title Box 48A

After Recording Return To:
SL# 1710326
Loan#: 720549210
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

Davidson County DEEDWARR
Recvd: 10/24/08 12:13 3 pgs
Fees:18.00 Taxes:231.25
20081024-0106555

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:
162-060-285-00

SPECIAL WARRANTY DEED

Property Owner:
ELDON R. SPRAKER , III
6600 Ellesmere Road
Nashville, Tennessee 37205

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 21 day of October, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, Texas 75010, ("**GRANTOR**"), and ELDON R. SPRAKER, *III a single man, residing at 6600 Ellesmere Road, Nashville, Tennessee 3720, ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) 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 AND STATE OF TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF VALLEY GREEN OF RECORD IN PLAT BOOK 4460, PAGES 96 AND 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM TONEY BRASUELL, CO-TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION , AS SET FORTH IN INST# 20080811-0082395, DATED 08/04/2008, RECORDED 08/11/2008 IN DAVIDSON COUNTY RECORDS.

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.

Property Address: 186 Townes Drive, 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:

Kristi Pickles

Printed Name

Elizabeth Barr

Printed Name

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

By: _____

Its: SVP

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

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

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 21 day of October, 2008, the undersigned authority, personally appeared Dave Steinmetz who is the SVP 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 and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded at Book _____, Page _____/ Instrument No. 20061207-0151393, in the office of the Register of Deeds for Davidson County, Tennessee on the _____ day of _____, 2008, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

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 $62,500.00 (Sixty Two Thousand Five Hundred).

Affiant

Subscribed and sworn to before me this 22 day of October, 2008.

Karen Colbert

NOTARY PUBLIC My Commission Expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this 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. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was provided to preparer by agent for Grantor.**