Realty Title Box 48A

After Recording Return To:
SL# 1717413
Loan#: 421402601
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

Davidson County DEEDWARR
Recvd: 10/27/08 15:47 3 pg:
Fees:18.00 Taxes:112.85
20081027-0107299

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:
07108035800

SPECIAL WARRANTY DEED

Property Owner:
Eldon R. Sparker
6600 Ellsmere Road
Nashville, TN 37205

Send Tax Bills To:
Eldon R. Sparker
6600 Ellsmere Road
Nashville, TN 37205

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

THIS INDENTURE, made this 26th day of September, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION with a business address of 5000 Plano Parkway, Carrollton, Texas 75010 ("**GRANTOR**"), and ELDON R. SPARKER,

("**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:

BEING LOT NO. 35 ON THE MAP OF RAWLS TRACT SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY Z.J. WILKINSON, SURVEYOR, AUGUST 6, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF EDWIN STREET, THE CORNER OF LOT NOS. 35 AND 36; THENCE WITH THE

LINE BETWEEN SAID LOTS NORTHERLY 184 FEET TO A POINT; THENCE EASTERLY 50 FEET TO THE CORNER OF LOT NOS. 34 AND 35; THENCE WITH THE LINE BETWEEN SAID LOTS; SOUTHERLY 1874 FEET TO THE NORTH MARGIN OF EDWIN STREET; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 50 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.

SOURCE OF TITLE IS BOOK _____, PAGE _____ /INSTRUMENT NO. 2008 1027.0107298 **(RECORDED _____)**

Property Address: 517 Edwin Street, 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/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 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

ATTEST

Dawn Holley
First Witness

Dawn Holley
Print Name

Debbie Deemer
Second Witness

Debbie Deemer
Print Name

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

BY: Daniel J Katella

ITS: Vice President

It's Attorney-in-fact, pursuant to Power of Attorney recorded on 12/7/2006 in Official Records Document No. 20061207-0151393 of the Public Records of ____

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

ACKNOWLEDGED BEFORE ME, on this 26 day of Sept, 2008, the undersigned authority, personally appeared Daniel J Katella, who is the VP of Chicago Title Insurance Company doing business as Service Link as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, and is appearing 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 sign this deed on behalf of the aforementioned corporation. and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded at Instrument No. 20061207-0151393 in the office of the Register of Deeds for _____ 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

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

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $30,500.00.

Affiant

Subscribed and sworn to before me this 15th day of October, 2008.

Karen Colbert
NOTARY PUBLIC My Commission Expires: 7/24/2010

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT

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.**