Davidson County DEEDWARR
Recvd: 10/28/08 14:04 3 pgs
Fees:18.00 Taxes:148.00
20081028-0107578

After Recording Return To:
SL# 1483012
Loan#: 417828063
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:
081060161.00

SPECIAL WARRANTY DEED

Property Owner:
RALPH EDWARDS
VELMA EDWARDS
2602 Buchanan Street
Nashville, TN 37208

Send Tax Bills To:
Ralph Edwards
Velma Edwards
2602 Buchanan Street
Nashville, TN 37208

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

THIS INDENTURE, made this 31 day of July, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION with a business address of 5000 Plano Parkway, Carrollton, TX 75010 ("**GRANTOR**"), and RALPH EDWARDS and VELMA EDWARDS, husband and wife, residing at 2602 Buchanan Street, Nashville, TN 37208. ("**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 AND STATE OF TENNESSEE BEING KNOWN AS THE EASTERLY 37.4 FEET OF LOT NO. 2 AND THE WESTERLY 12.8 FEET OF LOT 1 IN THE MATT WILLIAMS' SUBDIVISION OF LOT NO. 8, HARDING-BOSLEY TRACT OF RECORD IN BOOK 338, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTHERLY MARGIN OF SAID STREET, WESTWARDLY 50 FEET; THENCE PARALLEL WITH SAID ROAD, NORTHWARDLY 150 FEET TO THE SOUTH LINE OF LOT NO. 11 ON SAID PLAN; THENCE WITH SAID LINE AND THE SOUTH LINE OF LOT NO. 18 (ERRONEOUSLY STATED AS LOT NO. 12 ON THE SUBSTITUTE TRUSTEE'S DEED IN INSTRUMENT 20070925-0114099), EASTWARDLY 50 FEET TO A POINT 74.6 FEET WESTERLY FROM THE WESTERLY MARGIN OF SAID ROAD; THENCE PARALLEL WITH SAID ROAD, SOUTHWARDLY 150 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.

BEING THE SAME PROPERTY AS CONVEYED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C. SUBSTITUTE TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION AS SET FORTH IN INST# 20070925-0114099 RECORDED 09/25/2007 IN DAVIDSON COUNTY RECORDS.

Property Address: 2602 Buchanan Street, Nashville, TN 37208

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:

Mark Appughese

Mark Appughese
Printed Name

Terra West

Terra West
Printed Name

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

By: Daniel J Katella

Its: * Vice President

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

*Daniel J Katella

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

ACKNOWLEDGED BEFORE ME, on the 31 day of July, 2008, the undersigned authority, personally appeared Daniel J Katella, 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

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $40,000.00 (Forty Thousand Dollars).

Mark Appughese
Affiant Mark Appughese

Subscribed and sworn to before me
this 2nd day of October, 2008.

Lissette Anne Morse
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Morse, 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.**