After Recording Return To:
SL# 1681531
Loan#: 847730069
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

Davidson County DEEDWARR
Recvd: 11/06/08 11:58 4 pgs
Fees:23.00 Taxes:209.98
20081106-0110509

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:
11912012501

SPECIAL WARRANTY DEED

Property Owner:
SCOTT BONNER
741 Drummond Court
Nashville, TN 37211

Send Tax Bills To:
Property Owners

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 SCOTT BONNER, a married man residing at 741 Drummond Court, Nashville, Tennessee 37211, ("**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, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 110, SECTION TWO, BATTLEWOOD, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 1835, PAGES 95 AND 96, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE COMMON LINE OF LOT NOS. 110 AND 111, 4 FEET SOUTH OF THE COMMON CORNER OF SAID LOTS, AT A MARGIN OF DRUMMOND COURT, THIS BEING A POINT IN THE SOUTH BOUNDARY LINE OF BRILEY PARKWAY; THENCE SOUTH 74° 8' 16"; THENCE WEST 27 FEET ALONG THE SOUTH BOUNDARY OF SAID PARKWAY; THENCE NORTH 15° 51' 45"; THENCE WEST 5 FEET; THENCE WESTERLY 230 FEET TO A POINT IN THE WEST MARGIN OF LOT NO. 110; THENCE SOUTH 29° 49' EAST 345 FEET TO THE SOUTH CORNER OF SAID LOT 110; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID LOT NO. 110, 223.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT NO. 111; THENCE NORTHERLY ALONG THE COMMON LINE BETWEEN LOT NOS. 110 AND 111; 190.82 FEET TO THE BEGINNING.

EASEMENT OF RECORD IN DEED BOOK 2144, PAGE 54 AND IN BOOK 3576, PAGE 425; AND, ANY AND ALL MATTERS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 95 AND 96; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 MATTHEW SMITH, CO-TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 5/29/2008, RECORDED 6/12/2008, DOC# 20080612-0060438, IN DAVIDSON COUNTY RECORDS.

SOURCE OF TITLE IS BOOK _____, PAGE _____ /INSTRUMENT NO. _____
_____ (RECORDED 6/12/08)
20080612-0060438

Property Address: 741 Drummond Court, Nashville, Tennessee 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.

(THIS SPACE WAS INTENTIONALLY LEFT BLANK)

Signature page follows

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Printed Name

Printed Name

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

By: _____

Its: _____

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

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

ACKNOWLEDGED BEFORE ME, on the 21 day of October, 2008, the undersigned authority, personally appeared Sheri L. Who, who is the _____ 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 ID 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 Instrument No. 20061207-0151393, in the office of the Register of Deeds for Shelby 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

NOTARY PUBLIC

My Commission Expires 10-10-10

MARSHA L HANCOCK

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $56,750.00 (Fifty Six Thousand Seven Hundred Fifty).

Affiant

Subscribed and sworn to before me this 29th day of October, 2008.

NOTARY PUBLIC

My Commission Expires

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

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.**