Davidson County DEEDWARR
Recvd: 11/14/08 08:27 4 pg:
Fees:23.00 Taxes:92.50

20081114-0112503

After Recording Return To:
SL# 1705004
Litton: 331673355
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:
081110323.00

SPECIAL WARRANTY DEED

Property Owner:
JAY NELSON
PATRICK WEBB
7313 Autumn Crossing Way
Brentwood, TN 37027

Send Tax Bills To:
Jay Nelson
Patrick Webb
7313 Autumn Crossing Way
Brentwood, TN 37027

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

THIS INDENTURE, made this 21st day of August, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, TX 75010 ("**GRANTOR**"), and JAY NELSON, a single man and PATRICK WEBB, a single man, residing at 7313 Autumn Crossing Way, Brentwood, TN 37027. ("**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 CONDOMINIUM SITUATE IN THE COUNTY OF ANNE ARUNDEL AND STATE OF MARYLAND BEING KNOWN AND DESIGNATED AS FAMILY UNIT NO. 8G, BEING THE UNIT LETTERED G IN BUILDING NO. 8, IN WARFIELD CONDOMINIUM - SECTION III-C, ALSO KNOWN AS NO. 1866 ARWELL COURT AS ESTABLISHED PURSUANT TO THE CONDOMINIUM DECLARATION MADE BY WARFIELD REALTY CO., INC. DATED JANUARY 12, 1977 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER W.G.L. NO. 2926, FOLIO 411, ET SEQ. AS AMENDED BY FIRST

AMENDMENT TO DECLARATION OF WARFIELD CONDOMINIUM SECTION III, DATED JUNE 13, 1977 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER W.G.L. NO. 2968, FOLIO 160, AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF WARFIELD CONDOMINIUM SECTION III, DATED APRIL 12, 1978 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER W.G.L. 3070, FOLIO 469; AS AMENDED BY THIRD AMENDMENT TO DECLARATION OF WARFIELD CONDOMINIUM, SECTION III, DATED MAY 25, 1978 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER W.G.L. 3084, FOLIO 407 AND PURSUANT TO THE PLAT OF WARFIELD CONDOMINIUM - SECTION III-C REFERRED TO IN SAID DECLARATION AND AMENDMENTS THERETO, AS AMENDED BY CONFIRMATORY THIRD AMENDMENT TO DECLARATION OF WARFIELD CONDOMINIUM SECTION III AND RECORDED AMONG THE AFORESAID LAND RECORDS IN W.G.L. NO. 3088, FOLIO 855, WHICH CONDOMINIUM PLAT IS RECORDED AMONG THE AFORESAID LAND RECORDS IN CONDOMINIUM PLAT BOOK IN LIBER W.G.L. NO. 12, FOLIO 7, ET SEQ.

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. 20061024-0131803 **, RECORDED** 10/24/06

Property Address: 1722 16th Avenue North, 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/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:

Lisa Toth
Printed Name

Donald A Robesh
Printed Name

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

By: _____ Sheri L. Yoho, VP

Its: VP

It's Attorney-in-fact pursuant to Power of Attorney recorded on 12/07/2006 in Official Records Instrument No. 20061207-151393 of the Public Records of _____

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

ACKNOWLEDGED BEFORE ME, on the 21 day of August, 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 binding 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 $25,000.00 (Twenty-Five Thousand Dollars).

Norman Fitch
Affiant

Subscribed and sworn to before me
this 3rd day of October, 2008.

Lissette Anne Moree
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 nor the recording of this instrument.**

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as the North one0half of Lot No. 295 on the map of D. T. McGavock and Others Addition, of record in Book 21 Page 41, Register's office for Davidson County, TN to which plan reference is hereby made for a complete description thereof.

Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property as conveyed from Nationwide Trustee Services Inc., Substitute Trustee to Federal Home Loan Mortgage Corporation, as set forth in Inst# 20080723-0075375, recorded 7/23/08 in Davidson County Records.

Tax/Parcel ID: 081110323.00