PICK-UP

Davidson County DEEDWARR
Recvd: 12/30/08 11:29 3 pgs
Fees:18.00 Taxes:369.63

20081230-0123402

**After Recording Return To:**
SL# 1662406
Loan#: 653389531
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:**
162-05-0-281.00

# SPECIAL WARRANTY DEED

**Property Owner:**
HELEN MARLER
291 Delvin Drive
Antioch, TN 37013

**Send Tax Bills To:**
Property Owner

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

THIS INDENTURE, made this 5th day of December, 2008, between FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, Texas 75010 ("**GRANTOR**"), and HELEN MARLER, a married woman, residing at 291 Delvin Drive, Antioch, Tennessee 37013, ("**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:**

**BEING LOT NO. 4 ON THE PLAN OF TUSCULUM GARDENS, AS OF RECORD IN PLAT BOOK 4660, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.**

**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 BILLY GLASS, CO-TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS SET FORTH IN DEED INST# 20080508-0047421, DATED 04/30/2008, RECORDED 05/08/2008 IN DAVIDSON COUNTY RECORDS.**

**Property Address:** 291 Delvin Drive, Antioch, Tennessee 37013

***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 Applegate

Mark Applegate
Printed Name

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

By: Daniel J Ketella

Its: Vice President

*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, Tennessee.*

Printed Name

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

ACKNOWLEDGED and EXECUTED BEFORE ME, on the 5 day of Dec, 2008, the undersigned, authority, personally appeared Daniel J Ketella who is the VP 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 Instrument No. 20061207-0151393 in the office of the Register of Deeds for Davidson County, Tennessee on the 7th day of December, 2006, 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
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 $99,900.00 (Ninety Nine Thousand Nine Hundred)

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

Affiant

Subscribed and sworn to before me
this 19th day of December, 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. 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.**