BILL GARRETT, Davidson County
Trans:T20090027296 DEEDWARR
Recvd: 04/27/09 09:57 3 pgs
Fees:18.00 Taxes:381.96



20090427-0037516

Commitment Number: 1717100
Seller's Loan Number: 607968

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-11-OF-209.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation by Chicago Title Insurance dba ServiceLink, as Attorney in Fact, whose mailing address is **5000 Plano Pkwy, Carrollton, TX 75010**, hereinafter grantor, for $103,233.00 (One Hundred and Three Thousand Dollars and Two Hundred and Thirty-Three Dollars and No Cents) in consideration paid, grants with covenants of limited warranty to **Jing Zhou** and **You Min Zhang**,* hereinafter grantees, whose tax mailing address is **2124 Fairfax Ave., Nashville, TN 37212**, the following real property:

* husband and wife

All that certain condominium situate in the County of Davidson and State of Tennessee being known as Unit No. 209, on the Plan of The Cloister's Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6317 Page 688, and amended in Book 6533 Page 580, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of The Cloister's Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit. Being the same property as conveyed from Shapiro & Kirsch, LLP by Denise Griffin, Managing

Foreclosure Attorney to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20080908-0091918, Recorded 09/08/2008 in DAVIDSON County Records.
Property Address is: 2124 Fairfax Ave., Nashville, TN 37212

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to, and excepted from the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

20080908-0091918

Prior instrument reference: ~~20061207-0151393~~

Executed by the undersigned on April 8th, 2009:

Federal Home Loan Mortgage Corporation by Chicago Title Insurance dba ServiceLink, as Attorney in Fact

By: Daniel J Katella

Its: Vice President

Daniel J Katella

POA recorded 12/7/2006
Inst# 20061207-0151393
in Davidson County

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on April 8, 2009 by Daniel J Katella its VP on behalf of **Federal Home Loan Mortgage Corporation by Chicago Title Insurance dba ServiceLink, as Attorney in Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Marsha L Hancock

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

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of BEAVER

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $113,233.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of April, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Affiant

Suzette Glatz
Type or Print Name

(Seal)

Notary Public

My commission expires:

11/18/2011

Kevin T. Barker
Type or Print Name