BILL GARRETT, Davidson County
Trans:T20090029580 DEEDWARR
Recvd: 05/05/09 09:57 3 pgs
Fees:18.00 Taxes:666.00

20090505-0040930

Commitment Number: 1744834
Seller's Loan Number: 292021305

After Recording Mail To:

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

Mail Taxes To - New Owner
Judith B Sullivan
James H Sullivan
1903 Broadway #429
Nashville, TN 37203

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 092160D429

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for $180,000.00 (One Hundred and Eighty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Judith B. Sullivan** and **James H. Sullivan**,* hereinafter grantees, whose tax mailing address is **1803 Broadway**,* **Nashville, TN 37203**, the following real property:

* #429 @ * married individuals @

All that certain condominium situate in the 19th Councilmanic District of Nashville, County of Davidson and State of Tennessee being known as Unit 429 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857 in Book 21 Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .60%

interest in the Common Elements of the Bristol on Broadway Condominium. Together with two parking stall #150, #11. Being the same property as conveyed from Bristol on Broadway LP to Waddell H. Wright, unmarried, as described in Deed Inst. 20050902-0105755, Dated 8/30/2005, Recorded 9/2/2005 in DAVIDSON County Records.
Property Address is: 1803 Broadway, Nashville, TN 37203

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 grantee forever.

Prior instrument reference: ~~20061207-0151393~~ 20091016-0104245

Executed by the undersigned on April 2, 2009:

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Chicago Title Insurance Company dba ServiceLink, its Attorney in Fact

By: Daniel J. Katella

Its: Daniel J. Katella Vice President

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

Witnesses Mark Appugliese Mark Appugliese

Witness: Deborah K. Ross Deborah K. Ross

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on April 2, 2009 by Daniel J. Katella of VP of **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 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.

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 Marsha L Hancock

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 $180,000, 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 27th 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

Bobbi Santiago
Type or Print Name

(Seal)

Notary Public

My commission expires:

11/18/2011

Kevin J. Barker
Type or Print Name