BILL GARRETT, Davidson County
Trans:T20090064327 DEEDWARR
Recvd: 09/21/09 12:02 4 pgs
Fees:23.00 Taxes:264.55
20090921-0087694

Commitment Number: 1840504
Seller's Loan Number: 987280732

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

New Property Owner/Mail Tax Statements To:
Thinh Nguyen, 477 Rural Hill Rd., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15001001800

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrolton, Texas 75010**, hereinafter grantor, for $71,500.00 (Seventy-One Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Thinh Nguyen**, hereinafter grantee, whose tax mailing address is **477 Rural Hill Rd., Nashville, TN 37217**, the following real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 217 on the Plan of Edge-O-Lake, of Record in Book 3600, Page 43, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete and accurate legal description

. Being the same property as conveyed from (double quit claim deed) Norma Burroughs and Anita Dowlen to W. William Davis, as Trustee and W. William Davis, as Trustee to Robert E. Potter, Sr. and Anita Dowlen Potter, as described in Instrument 20021028-0131309, Recorded 10/28/2002 in DAVIDSON County Records. Tax/Parcel ID: 150.01-18
Property Address is: 477 Rural Hill Rd., Nashville, TN 37217

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 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: **20090303-0018555**

Executed by the undersigned on Sptember 9th, 2009:

Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact

By: Daniel J Ustella

Its: Assistant vice president

A Power of Attorney was recorded December 6, 2006 as Instrument No. 20061207-0151393

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Sept 9, 2009 by Daniel J. Ustella its AVP on behalf of **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact**, who is personally known to me or has produced Personally Known 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
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Notary Public
Kevin J. Barker
Exp - 11-18-2011

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 Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $71500.00, 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 9th day of Sept, 2009.

Affiant

Bobbi Santiago
Print Name

(Seal)

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

Notary Public

My commission expires:

11/18/2011

Kevin J. Barker
Print Name