BILL GARRETT, Davidson County
Trans:T20090076758 DEEDWARR
Recvd: 11/10/09 10:15 4 pgs
Fees:23.00 Taxes:499.87
20091110-0103920

Commitment Number: 2046455
Seller's Loan Number: 682727

~~After Recording Return To:~~ Prepared By:

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.
Karen Groves, 1633 Cumberland Station Blvd., Madison, TN 37115
Mail Tax Statement to: PrimeLending, 18111 Preston Rd., Ste. 900, Dallas, TX 75252

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053 09 0B 028.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $135,100.00 (One Hundred and Thirty-Five Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Karen Groves**, a single woman hereinafter grantee, whose tax mailing address is **1633 Cumberland Station Blvd., Madison, TN 37115**, the following real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows: Being Lot No. 214 on the Plan of Cumberland Station, Section One at Wilson Camp as of record in Instrument No. 200110090109759, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof. Subject to any and all existing easements and restrictions of record. Being the same property conveyed to Federal Home Loan Mortgage Corporation by deed from CitiMortgage, Inc. of record in Instrument 20091110010391 9, said Register's Office.

Property Address is: 1633 Cumberland Station Blvd., Madison, TN 37115

Power of Attorney of record in Instrument 20061207-0151393, said Register's Office.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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: 20091110 0103919

Executed by the undersigned on 10/26/09, 2009:

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

By: Daniel J Katella

Its: Assistant Vice President

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Oct 26, 2009 by Daniel J. Katella 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

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 $175,100, 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 26th day of October, 2009.

Affiant

James Grier
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:

11/14/2011

Kevin J. Barker
Print Name