Return To:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090087786 DEEDWARRSP
Recvd: 12/31/09 09:01 4 pgs
Fees:23.00 Taxes:288.60
20091231-0118739

Commitment Number: 1845355
Seller's Loan Number: 720207522

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 168-130

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for $78000.00 (Seventy Eight Thousand Dollars and No Cents) in consideration paid, grants with covenants of limited warranty to: **Equity Trust Company Custodian FBO Eric P Mason 65% undivided Interest IRA and Equity Trust Company Company Custodian FBO Eric P Mason Beneficiary of DCD Mary Mason, 35% undivided Interst IRA**
hereinafter grantee, whose tax mailing address is: 107 St Andrews Dr Franklin TN 37069 , the following real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows: Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, Surveyor, February 12, 1964, as follows: Beginning in the Westerly margin of Hester Beasley Road at a point 422 feet southerly from the northeast corner of the Colebrooks Tract; running thence with said margin south, 34 deg. 30 minutes west 102 feet to an iron pin; thence north 55 deg,. 30 minutes west 400 feet to an iron pin; thence north 34 deg. 30 minutes east 102 feet to an iron pin; thence south 55 deg. 30 minutes east 400 feet to the beginning. Being the same property as conveyed from Shellie Wallace as Successor Trustee and Deanna Dorrough as Co-Trustee to Federal

Home Loan Mortgage Corporation, as described in Document No. 20090217-0013005, Dated 2/11/09, Recorded 2/17/09 in DAVIDSON County Records.
Property Address is: 8889 Hester Beasley Road, Nashville, TN 37221

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**

This instrument is being executed pursuant to a limited power of attorney of record in Instrument No. 20061207-0151393, Register's Office for Davidson County, Tennessee.

Executed by the undersigned on December 21st, 2009:

Daniel Ilatella

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Chicago Title Insurance Company dba ServiceLink

Its: Attorney in Fact

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on December 21st, 2009 by Daniel J Katella of Atty in fact on behalf of **FEDERAL HOME LOAN MORTGAGE CORPORATION by Chicago Title**

Insurance Company dba ServiceLink, its 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
Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010

Carla M Ceravolo
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 Pennsylvania
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 $78,000.00, 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 21st day of December, 2009.

Affiant

Rhonda B Nrick
Type or Print Name

(Seal)

Carla M Ceravolo
Notary Public

My commission expires:

3-30-10

Carla M Ceravolo
Type or Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010