BILL GARRETT, Davidson County
Trans:T20100025573 DEEDWARRSP
Recvd: 04/29/10 10:43 4 pgs
Fees:23.00 Taxes:314.50
20100429-0032564

Commitment Number: 2134594
Seller's Loan Number: 711556

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:
Rick Ruckart and **Amy Ruckart**, 1032 Pleasant View Dr, Nashville TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10816019100

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $85,000.00 (Eighty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Amy Ruckart**, hereinafter grantees, whose tax mailing address is **1032 Pleasant View Dr, Nashville TN 37214**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT 8-B, PLAN OF ZONE LOT DIVISION LOTS 8, 9 AND 39, PERCY PRIEST WOODS SUBDIVISION, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 472 AND AMENDED IN BOOK 5200, PAGE 701, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE BEING THE SAME PROPERTY AS CONVEYED TO SUSAN D. MORGAN, AN UNMARRIED WOMAN , BY DEED FROM MICHAEL COLLINS, UNMARRIED, AS SET FORTH IN DOCUMENT 20070409-0041625, RECORDED 4/9/07, DAVIDSON COUNTY RECORDS.

SET FORTH IN DOCUMENT 20070409-0041625, RECORDED 4/9/07, DAVIDSON COUNTY RECORDS.
Tax/Parcel ID: 10816019100
Property Address is: 1032 Pleasant View Dr, Nashville TN 37214

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 grantees forever.

being the same Property conveyed to the Grantor by Deed
Prior instrument reference: **20100115-0003756** recorded 1-15-2010

Executed by the undersigned on March 5th, 2010:

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

By: Daniel J Katella

Its: Ass. Sr Asst Vice President

Daniel J Katella

A Power of Attorney relating to the above described property was recorded on 12/07/2006 at Document Number: 20061207-0151393.

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 5th day of March, 2010, the undersigned authority, personally appeared Daniel J Katella who is the AVP of **Chicago Title Insurance Company doing business as Service Link, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Personally Known as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Carla M Ceravolo

NOTARY PUBLIC Carla M Ceravolo
My Commission Expires 3.30.2010

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

Maximum principal indebtedness for Tennessee recording tax purposes is 85000.00
(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 $85000.00 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 5th day of March, 2010.

Shelby Jones
Affiant

Shelby Jones
Print Name

(Seal)

Carla M Ceravolo
Notary Public

My commission expires:

3-30-10

Carla M Ceravolo
Print Name

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