BILL GARRETT, Davidson County
Trans:T20100034163 DEEDWARRSP
Recvd: 06/04/10 14:44 4 pgs
Fees:23.00 Taxes:351.50
20100604-0043614

Commitment Number: 2107689
Seller's Loan Number: 703559

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:
Cindy L Baines and **Timothy R Baines**, 1025 Emily Drive Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-15-0195.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $95,000.00 (Ninety-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Cindy L. Baines** and **Timothy R. Baines**, hereinafter grantees, whose tax mailing address is **1025 Emily Drive, Goodlettsville, TN 37072**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF PORTER ROAD SUBDIVISION OF LOTS NOS. 2-7 ON SHINKLE'S SUBDIVISION, OF RECORD IN BOOK 843, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS BEING THE SAME PROPERTY CONVEYED TO JAMES T. BROWN AND WIFE, MARGARET L. BROWN BY DEED OF ROBERT F. COLLINS AND WIFE, MARY D. COLLINS DATED JULY 26, 1978 AND RECORDED JULY 28, 1978 IN BOOK 5317, PAGE 254, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARGARET L. BROWN HAVING SINCE DIED. THE SAID JAMES T. BROWN HAVING SINCE DIED. PROPERTY IS NOW VESTED IN MARTHA L. KINCAID,

GLADYS JOHNSON, RUBY G. PHILLIPS AND JOHN W. BROWN HEIRS AT LAW OF JAMES T. BROWN, DECEASED. PROPERTY WAS FURTHER CONVEYED TO MICHAEL LEONE AND MARK LEPERA BY WARRANT DEED OF MARTHA L. KINCAID, GLADYS JOHNSON, RUBY G. PHILLIPS AND JOHN W. BROWN RECORDED JULY 28, 2006 IN INSTRUMENT NO. 20060728-0091366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Being the same property as conveyed from MARK LEPERA to MICHAEL LEONE, as described in INST# 20071025-0126197, Dated 10/25/2007, Recorded 10/25/2007 in DAVIDSON County Records.
Property Address is: 1614 Riverside Drive, Nashville, TN 37216

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.

Prior instrument reference: **20091125-0108470**

Executed by the undersigned on May 17, 2010:

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

By: Daniel J Katella Daniel J Katella

Its: Assistant Vice President

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

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17th day of May, 2010, the undersigned authority, personally appeared Daniel J. Katella who is the AVP of **Chicago Title Insurance Company doing business as ServiceLink, 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 N/A 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.

NOTARY PUBLIC Kevin J Barker
My Commission Expires
11/18/2014

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

Maximum principal indebtedness for Tennessee recording tax purposes is 95,000.00
(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 $95,000.00 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 17th day of May, 2010.

Affiant

John W Powell
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