BILL GARRETT, Davidson County
Trans:T20100035072 DEEDWARRSP
Recvd: 06/09/10 11:26 4 pgs
Fees:23.00 Taxes:473.60

20100609-0044754

Commitment Number: 2000522
Seller's Loan Number: 664632

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:
Austin H. Childs and **Brittany Vanhooser**, 1123 Pennock Ave. Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08203032500

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $128,000.00 (One Hundred and Twenty-Eight Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Austin H. Childs** and **Brittany Vanhooser**, hereinafter grantees, whose tax mailing address is **1123 Pennock Ave., Nashville, TN 37207**, 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. 38, ON THE PLAN OF CRUTCHER BROTHERS PLAN, OF RECORD IN PLAT BOOK 161, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. Being the same property as conveyed from J. Phillip Jones, Substitute Trustee to Federal Home Loan Mortgage Corp., as described in Deed Instrument 20090702-0061727, recorded 07/02/2009 in DAVIDSON County Records.
Property Address is: 1123 Pennock Ave., Nashville, TN 37207.

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: **20090702-0061727**

Maximum principal indebtedness for Tennessee recording tax purposes is 128000.00
(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 $128000, 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 28th day of April, 2010.

Linda Schuller
Affiant

X LINDA SCHULLER
Print Name

(Seal)

Carla M Ceravolo
Notary Public

My commission expires:

3-30-14

Carla M Ceravolo
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carla M Ceravolo, Notary Public
Moon Township, Allegheny County
My commission expires March 30, 2014

Executed by the undersigned on April 23, 2010:

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

By: 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 Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of April, 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 _____ 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 James A Grier
My Commission Expires 6-1-10

NOTARIAL SEAL
James A. Grier, Notary Public
Cranberry Twp., Butler County
My commission expires June 1, 2010