BILL GARRETT, Davidson County
Trans:T20100044569 DEEDWARRSP
Recvd: 07/21/10 10:29 3 pgs
Fees:18.00 Taxes:296.00

20100721-0056968

Commitment Number: 2287594
Seller's Loan Number: 761152

After Recording Return To:

Brentwood Title & Escrow
320 Seven Springs Way, Ste 150
Brentwood, TN 37021

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:
Russell L. Crouch Sr.
P.O. Box 41696
Nashville, TN 37204

Mail Tax Statements To:
BAC Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA93065

Map & Parcel:
15001032700

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $80,000.00, 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 15th day of July, 2010.

Affiant

Notary Public

My commission expires: 12/23/12

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $80,000.00 (Eighty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Russell L. Crouch Sr.**, hereinafter grantee, whose tax mailing address is **613 Cold Spring Drive, Antioch, TN 37013**, the following real property:

Situated in Davidson County, Tennessee, and being Lot Number 40 on the plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 5/14/10 and recorded 5/27/10 in Instrument Number 20100527-0040849; Shapiro &

Kirsch, LLP was appointed as Substitute Trustee by Substitution of Trustee dated 4/22/10 and recorded 4/23/10 in Instrument Number 20100423-0030763 under the terms of a Deed of Trust executed by Maria O. Ardon and Luis Ardon, wife and husband of record in Instrument Number 20061114-0141481; previously conveyed to Maria O. Ardon and husband, Luis Ardon by Warranty Deed from Jerry V. Nichols, unmarried, dated 11/9/06 and recorded 11/14/06 in Instrument Number 20061114-0141480, Register's Office for Davidson County, Tennessee.

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: **20100527-0040849**

Executed by the undersigned on June 17, 2010:

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

By: Sheri L. Yoho

Its: VP

A Power of Attorney relating to the above described property was recorded on 12/07/2006 at Document Number: 20061207-0515393.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17th day of June, 2010, the undersigned authority, personally appeared Sheri L. Yoho who is the VP 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
My Commission Expires 11/18/2011

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