BILL GARRETT, Davidson County
Trans:T20100052415 DEEDWARRSP
Recvd: 08/24/10 08:47 4 pgs
Fees:23.00 Taxes:166.50
20100824-0066754

Commitment Number: 2211314
Seller's Loan Number: 733398

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:
Florin Dumitrescu and **Gina Dumitrescu**, 2067 Graceland Drive, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03405008500

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $45,000.00 (Forty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Florin Dumitrescu** and **Gina Dumitrescu**, hereinafter grantees, whose tax mailing address is, 2067 Graceland Drive, Goodlettsville, TN 37072, the following real property:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known as follows: Land in Davidson County, Tennessee, being part of Lot 19 on the Plan of Bransford Realty Company's Alta Loma Subdivision as recorded in Plat Book 421, Page 44, of the Davidson County Register's Office, and being more particularly described by survey of Campbell Surveying Co., dated 6119/81 as follows: Beginning at a point in the new south margin of Alta Loma Drive, being the new northeast corner of this tract, thence in a westwardly direction along a curve to the left a distance of 54.80 feet to the northwest corner of this tract, thence in a southwardly direction along the west line of this tract a distance of 226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the

226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the south line of this tract a distance of 50.00 feet, thence in a northwardly direction a distance of 227.20 feet to the point of beginning. Being the same property as conveyed from Tim Carver, an unmarried man to Dorothy Bradford, an unmarried woman, as described in Doc# 20070904-0106144, Dated 08/29/2007, Recorded 09/04/2007 in DAVIDSON County Record Property Address is: 212 Alta Loma Road Madison, TN 37115

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: **DOC # 20100308-0017507**

Executed by the undersigned on July 2nd, 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: 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of July, 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 _____ 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.

Amanda M Roe
NOTARY PUBLIC
My Commission Expires 10-19-13
Amanda M. Roe

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is 45000.00
(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 $45,000.00, 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 10th day of August, 2010.

Affiant

LINDA SCHULLER
Print Name

(Seal)

Carla M Ceravolo
Notary Public

My commission expires:

3-30-14

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

Carla M Ceravolo
Print Name