BILL GARRETT, Davidson County
Trans:T20100054153 DEEDWARRSP
Recvd: 08/31/10 08:57 4 pgs
Fees:23.00 Taxes:88.80

20100831-0068899

Commitment Number: 2180264
Seller's Loan Number: 724169

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:
Leonard Custom Homes, INC, 3005 Woody Trail Plano, TX 75093

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 043020A21800CO

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $24,000.00 (Twenty-Four Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Leonard Custom Homes, Inc.**, hereinafter grantee, whose tax mailing address is **3005 Woody Trail, Plano, TX 75093**, the following real property:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows: LOT NO. 218 ON THE PLAN OF A RESUBDIVISION OF A PORTION OF PHASE TWO, CEDARWOOD COURTYARD HOMES, OF RECORD IN PLAT BOOK 5200, PAGE 590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. Being the same property as conveyed from James Anthony

Kennedy, unmarried to Mary Ann Martin, unmarried, as described in Book 11450 Page 88, Dated 04/21/1999, Recorded 04/28/1999 in DAVIDSON County Records.
Property Address is: 218 Cedarwood Lane, 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 grantee forever.

Prior instrument reference: **20100205-0009404**

Executed by the undersigned on August 19, 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 19 day of August, 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 Amanda M Roe
My Commission Expires 10-19-13

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

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Maximum principal indebtedness for Tennessee recording tax purposes is 24,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Beaver

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $24,000.00 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 20th day of August, 2010.

Linda Schuller
Affiant

LINDA SCHULLER
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