Davidson County	DEEDWARRSP
Recvd: 09/02/10 12:23	5 pgs
Fees:28.00 Taxes:321.53	
20100902-0069929	

Commitment Number: 2334930
Seller's Loan Number: 782961

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:
Ernest J. Phipps, 5112 John Hagar Road, Hermitage, TN 37076.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085 11 0 052.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $86,900.00 (Eighty-Six Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Ernest J. Phipps**, an unmarried man, hereinafter grantee, whose tax mailing address is **5112 John Hagar Road, Hermitage, TN 37076**, the following real property:

Lot 101, on the Plan of Stanford County Club Estates, Section III as shown in Plat Book of record at Plat Book 2900, Page 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property as conveyed from CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. to Michael A. Nolte, as described in Deed Inst. 20060929-0120908, Dated 9/22/2006, Recorded 9/29/2006 in DAVIDSON County Records. Tax/Parcel ID: 085 11 0 052.00
Property Address is: 202 Myrick Drive, Nashville, TN 37214.

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: **20100715-0055620**

Executed by the undersigned on _____, 2010:

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

By: Scott Kistner

Its: VP

POA recorded on 12/7/06
Inst # 200612070150393

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30 day of August, 2010, the undersigned authority, personally appeared Scott Kistner 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

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 86,900
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
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 $86,900 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 30 day of August, 2010.

Affiant

Print Name

(Seal)

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

Notary Public

My commission expires:

10-19-13

Amanda M Roe

Print Name

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Melanie Miller

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Terri Baker

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries