RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 9187
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20100080919 DEEDWARRSP
Recvd: 12/23/10 12:37 4 pgs
Fees:23.00 Taxes:310.80
20101223-0102209

Commitment Number: 2470857
Seller's Loan Number: 826614

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:
THREE BEANS PROPERTIES, 200 CARDEN AVENUE NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
103 08 0A 008.00

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $84,000.00 (Eighty-Four Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **THREE BEANS PROPERTIES**, hereinafter grantee, whose tax mailing address is **200 CARDEN AVENUE NASHVILLE, TN 37205**, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: UNIT A-202, WESTLAWN GREEN, 4425 WESTLAWN DRIVE AS OF RECORD IN PLAT BOOK 5200, PAGES 20-24, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Being the same property as conveyed from PAUL K. WARD to WALDIR SEPULVEDA, A MARRIED MAN, as described in INSTRUMENT NO. 20060817-0101571, Dated 8/11/2006, Recorded 8/17/2006 in DAVIDSON County Records. * see page two
Property Address is: 4425 WESTLAWN DR APT A202 NASHVILLE TN 37209

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: _____

*Being the same property conveyed to Federal Home Loan Mortgage Corp. by substitute trustee's deed dated October 15, 2010, from J. Phillip Jones, Substitute Trustee, of record as Instrument No. 20101019-0083480, Register's Office for Davidson County, Tennessee.

Executed by the undersigned on 12-16, 2010:

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

By: _____

Name: Christopher Daniel

Its: AVP

A Power of Attorney relating to the above described property was recorded on 12/07/2006 at Document Number: 20061207-0151393.

STATE OF Pennsylvania

COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of Dec, 2010, the undersigned authority, personally appeared Christopher Daniel 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
My Commission Expires 9-4-13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(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 $84,000, 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 16 day of Dec, 2010.

Affiant

Christopher Daniel

Print Name

(Seal)

Notary Public

My commission expires:

9-4-13

MARY M GODDARD

Print Name

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries