Davidson County	DEEDWARRSP
Recvd: 01/05/11 07:55	5 pgs
Fees:28.00 Taxes:432.53	
20110105-0001199	

Commitment Number: 2405193
Seller's Loan Number: 808289

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451 (4)

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:
JOHN PAUL HOLDEN, SR. and **SANDRA R. HOLDEN**, 735 Harpeth Parkway West, Nashville, TN, 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14214007000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $116,900.00 (One Hundred and Sixteen Thousand Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JOHN PAUL HOLDEN, SR.** and **SANDRA R. HOLDEN**, husband and wife, hereinafter grantees, whose tax mailing address is **735 Harpeth Parkway West, Nashville, TN, 37221,** the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being Lot No. 213 on the plan of Harpeth Valley Park, Section II, of record in Book 3700, page 129, Register's Office for said county. Said Lot No. 213 fronts 80.0 feet on the northeasterly margin of Harpeth Knoll Road and extends back 185.3 feet on the southeasterly line and 180.8 feet on the northwesterly line to a broken line in the rear,

measuring 104.0 feet thereon.

Being the same property as conveyed from SHELLIE WALLACE, SUCCESSOR TRUSTEE to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in INSTRUMENT NO. 20100728-0058988 , Dated 7/20/2010 , Recorded 7/28/2010 in DAVIDSON County Records.

Property Address is: 726 HARPETH KNOLL RD., NASHVILLE, TN 37221

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: **INSTRUMENT NO. 20100728-0058988**

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 Mary M. Goddard
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 $ 116,900.
(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 $116,900 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 16 day of Mar, 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

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

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

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