Davidson County	DEEDWARRSP
Recvd: 01/27/11 08:02	5 pgs
Fees:28.00 Taxes:224.85	
20110127-0007386	

Commitment Number: 2352407
Seller's Loan Number: 790657

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:
Jerry Ray Dawson, 503 Anderson Lane Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 05 0 254.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $60,770.00 (Sixty Thousand Dollars and Seven Hundred and Seventy Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Jerry Ray Dawson, a single person**, hereinafter grantee, whose tax mailing address is **503 Anderson Lane Madison, TN 37115**, the following real property:

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as follows: Being a portion of the resubdivision of part of Lot 28 of Dixie Pure Food Subdivision and being parts of Lots 28, 29 and 30; and being Lots 1 and 2 on the Plan of Adams and Tinnon Subdivision of record in Plat Book 4885, page 71. Register's Office for said County. Said Lot No. 1 fronts 27.92 feet on the north margin of Anderson Lane and 217.45 feet on the east margin of Pierce Road, joined by a curve having a radius of 25.0 feet and measuring 39.35 feet; thence extending back 241.06 feet on the east line and 52.98 feet on the north line to a point. Said Lot No. 2 fronts 50 feet on the north margin of Anderson

Lane and extends back 241,45 feet on the west line and 239.67 feet on the east line to a line on the rear on which it measures 50.02 feet. There is included in the above description but to be expressly excluded therefrom, the following described land conveyed to James M. Walden and wife, Judy D. Walden, by deed of August L. Johnson and wife, Irene A, Johnson, of record in Book 7771, page 648, Register's Office of Davidson County, Tennessee, to wit: Being Lot No, 1 on the Plan of Adams and Tinnon Subdivision as of record in Book 4885, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property as conveyed from Robert D. Vick and wife, Helen V. Vick to Helen V. Vick, as described in Book 10903, Page 930, Dated 04/21/1998, Recorded 04/28/1998 in DAVIDSON County Records. Tax/Parcel ID: 043 05 0 254.00
Property Address is: 503 Anderson 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: **20100726-0058495**

Executed by the undersigned on 1/14, 2011:

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

By: _____

POA recorded 12/7/2006
Inst# 20061207-0151393
in Davidson County

Name: Christopher Daniel

Its: AVP

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 14 day of JAN, 2011, 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 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

Maximum principal indebtedness for Tennessee recording tax purposes is $60,770.
(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 $60,770, 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 14 day of Jan, 20 11.

Affiant

Print Name

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

(Seal)

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

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