This Instrument Prepared By:
Debbie Lang
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
William Longworth & Juantia Longworth
735 General George Patton Rd
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20120018775 DEEDWARRSP
Recvd: 03/14/12 15:58 3 pgs
Fees:18.00 Taxes:497.65
20120314-0022093

Property Tax ID#: 142 09 0F 735.00
Commitment #: 2839940
Seller Loan #:917377

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 8 day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and WILLIAM LONGWORTH, a(n) married man, and JUANTIA LONGWORTH, a(n) married woman,* as joint tenants, whose address is 735 General George Patton Rd, Nashville, TN 37221, Grantees.

Witnesseth: *husband and wife, Juantia Longworth is known as MARGARET JUANITA LONGWORTH

That for and in consideration of the sum of $134,500.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Prior Instrument Reference : 20110926-0074339 on 09/26/2011
POA Recording Information: Inst# 20061207-0151393 on 12/07/2006
Property Address: 735 General George Patton Rd, Nashville, TN 37221

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of said grantors.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Chicago Title Insurance Company, Its: Attorney In-Fact
By: Melissa Harvey

Its: AVP Melissa Harvey

CHARLES E. HOGLE, JR.
Printed Name

Witness

Ashley Holmes
Printed Name

STATE OF PA }
COUNTY OF Beaver }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Melissa Harvey, its AVP of CHICAGO TITLE INSURANCE COMPANY, as The Attorney In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 8 day of March, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Christina Michelle McCartney
Notary Public
My Commission Expires 4/7/2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $134,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Melissa Harvey
Affiant

Subscribed and sworn to before me this the 8 day of March, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Christina Michelle McCartney
Notary Public
My Commission Expires:

Name and Address of Property Owner:
WILLIAM & MARGARET Longworth
735 General George Patton Rd
Nashville TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
SAME

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 735 AND CARPORT DESIGNATED AS C-735, RIVER PLANATION, PHASE 11, SECTION VIII, AMENDED CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 6900, PAGE 397, AND AMENDED IN BOOK 6900, PAGE 654-657 AND BOOK 6900, PAGE 514-517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20110926-0074339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.