FILE BOX "7" ALAN L. SATURN, Atty.

AT 456
Revised 1-15-79
Tenn. (Conventional)

FNMA No. _____
PMI No. _____
MORTGAGOR REO # 4212

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

ADDRESS NEW OWNER: JOE A. JOHNS, 363 Binkley Drive, Nashville, TN. 37211

SEND TAX BILLS TO: SAME

MAP-PARCEL NOS. 147-1, 40, 6DU-21960

BOOK 7071 PAGE 269

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto Joe A. Johns of Nashville, Tennessee, and their assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 452 on the plan of Cauldwell Hall, Section 6, as of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Walter R. Frazier and wife, Rita K. Frazier by deed from Clarence William Henig, Jr., and wife, Lily R. Henig, of record in Book 6437, page 875, and by deed from The Kennedy Corporation of record in Book 3368, page 78, and being the same property conveyed to The Federal National Mortgage Association by Substitute Trustee's Deed from Marilyn J. Patterson, Substitute Trustee, of record in Book 6954, page 1, Register's Office for Davidson County, Tennessee.

Grantee, Joe A. Johns, 363 Binkley Drive, Nashville, Tennessee, whose address is is responsible for the payment of real property taxes on subject property.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book 6954, Page(s) 1 & 2, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Joe A. Johns, and their assigns, forever.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President, this 24th day of September, 1986.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: W. David Byrd
W. David Byrd Vice President

STATE OF GEORGIA)
) ss.
COUNTY OF FULTON)

Before me, Ronald E. McVey, a Notary Public within and for the State and County aforesaid, personally appeared W. David Byrd, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of the Federal National Mortgage Association, the within-named party, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at office, this 24th day of September, 1986.

Ronald E. McVey
Notary Public, Georgia at Large
My Commission Expires:
(SEAL) Notary Public, Dekalb County, Georgia
My Commission Expires April 28, 1989

This instrument was prepared by: Sherman Landau (name)
100 Peachtree Street, NW (address)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7071 PAGE 270

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00.

Anita Fralick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 1986.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 1-10-89

NOTARY PUBLIC DAVIDSON

73570

IDENTIFI REFERENCE

Dec 16 3 49 PM '86

REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7071 PAGE 271

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

90[illegible]-0- CMT.
250.00 CSTAX
.50 PRFE
6.00 WDF
CHECK 256.50-
7792A1C/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73570

IDENTIFICATION REFERENCE

Dec 16 3 49 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23560