FILE BOX 45 BOOK 7254 PAGE 679

Revised 1/06/87
TN (Conventional)

REO No. 5110

STATE OF TENNESSEE) ss. **SPECIAL WARRANTY DEED**
COUNTY OF DAVIDSON)

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 Paul W. St. Charles, unmarried and * of 3225 Lakeford Drive, Nashville, TN, and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*John W. Ball and wife, Kay S. Ball, with right of survivorship

Being Lot No. 62B, zone lot division, lot 62 and lot 64, Section 3, East Lake Subdivision of record in plat book 5200, page 611, amending plat book 5200, page 342, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book 7163, Page 11 & 12, 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, Paul W. St. Charles, unmarried and John W. Ball and wife Kay S. Ball, and their assigns, forever.

Grantee, Paul W. St. Charles, unmarried and John W. Ball and wife Kay S. Ball whose address is 3225 Lakeford Drive, Nashville, TN is responsible for the payment of real property taxes on subject property.

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 8th day of May, 1987.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

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

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

Before me, Nury L. Schuerr, 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 8th day of May, 1987.

Notary Public, Georgia at Large
My Commission Expires:

(SEAL) Notary Public, Fulton County, Georgia
My Commission Expires Jan. 12, 1991

This instrument was prepared by:
Harlem N. Martin, c/o Fannie Mae
950 E. Paces Ferry Road
Atlanta, Ga 30326-1161

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 1987.

My Commission Expires: 9/9/89

Notary Public

Address New Owners as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul W. St. Charles	Keystone Mortgage Corp.	Map 108-12
3225 Lakeford Drive	3021 E. 98th Street	Parcel 94
Nashville, TN 37214	Indianapolis, IN 46280	Field Book 03D86233

31859

IDENTIFICATION REFERENCE

JUN 2 9 40 AM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

43000.00- CAMT.
120.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.90-
.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31859

IDENTIFICATION REFERENCE

JUN 2 3 40 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88452