file Doc # 52

BOOK 7709 PAGE 506

Revised 1/06/87
TN (Conventional)

REO No. 6987

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

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 WILLIE F. AUSTIN AND CHAROLETTE P. AUSTIN of 1916 MEADOW CLIFF NASHVILLE, TENNESSEE, 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:

Being Lot No. 36, Belle Acres, Section One, of record in Plat Book 5200, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

0098 11/22 0101 03CHECK 159.95

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book _____, Page _____, 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, WILLIE F. AUSTIN AND CHAROLETTE P. AUSTIN, and their assigns, forever.

Grantee, WILLIE F. AUSTIN AND CHAROLETTE P. AUSTIN, whose address is 1916 MEADOW CLIFF NASHVILLE, TENNESSEE 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 13TH day of SEPTEMBER, 19 88.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
E.N. BIGGERSTAFF Vice President

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

Before me, BARBARA A. EVANS, a Notary Public within and for the State and County aforesaid, personally appeared E.N. BIGGERSTAFF 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 13TH day of SEPTEMBER, 1988.

_____
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:
Cynthia F. Beard, c/o Fannie Mae
950 E. Paces Ferry Road
Atlanta, Ga 30326-1161

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STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00 .

Subscribed and sworn to before me this the 16th day of November , 19 88.

Willie Franklin Austin
Affiant

My Commission Expires: 5-19-91

Judy A. Lehman

NOTARY PUBLIC AT LARGE

Map & Parcel # 95-05-A-36C0

NEW OWNER(S):

Willie Franklin Austin
1916 Meadowcliff
Nash, Tn 37210

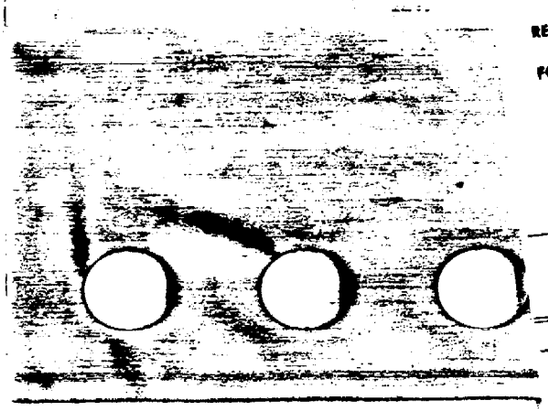
SEND TAX BILLS TO:

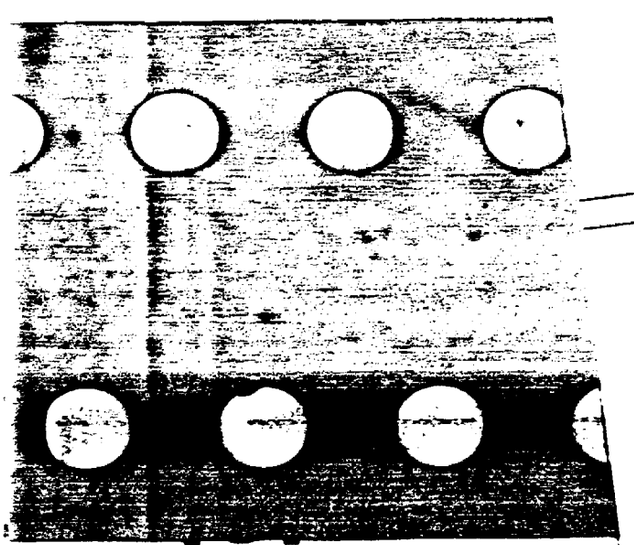
City Federal Savings Bank,
%CityFed Mortgage Company
30 Warder Street
Springfield, OH 45501

8.7.488

IDENTIFICATION REFERENCE

FILED & WILSON TN REGISTER
DAVIDSON COUNTY, TN.
Nov 22 10 40 AM '88





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 46500.00
				CON TX 153.45
				PRFEE 0.50
				MDEED 6.00
				TOTAL 159.95
				CHECK 159.95

11/22/88 01 10:52 0001 0098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.488

IDENTIFICATION REFERENCE

Nov 22 10 40 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15663