BOOK 8265 PAGE 744

# GENERAL WARRANTY DEED

FROM: Cowger & Miller Mortgage Company, Grantor

TO: Federal National Mortgage Association, Grantee

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN,
PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

| NAME AND ADDRESS OF NEW OWNER | NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES | MAP - PARCEL NUMBER(S) |
|---|---|---|
| Federal National Mortgage Association<br>Atlanta, GA 32326-1161 | FNMA<br>950 East Paces Ferry Rd<br>Suite 1900<br>Atlanta, GA 30326-1161 | MAP #71-7<br>PARCEL #164<br>12DZ 50920 |

Mortgagee: None
FNMA #: 1410142806
Prior Mortgagor: Michie F. Deising

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Cowger & Miller Mortgage Company, ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto the Federal National Mortgage Association, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 22 on the Plan of Resubdivision of I. D. Luton's Addition, of record in Book 974, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Cowger & Miller Mortgage Company by Trustee's Deed of record in Book 8249, Page 481, said Register's Office.

This is improved property known as 1701 Luton Street, Nashville, Tennessee 37207.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IDENTIF. TREFERENCE

DEC 28 3 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by its duly authorized officers this 14th day of December, 1990.

COWGER & MILLER MORTGAGE COMPANY

By: Janet Broady

Title: Janet Broady, Senior Vice President

By: Betty Bandy

Title: Betty Bandy, Chief Financial Officer

STATE OF KENTUCKY }
COUNTY OF JEFFERSON }

Before me, Ginger Wilkinson a Notary Public in and for the State and County aforesaid, personally appeared Janet Broady and Betty Bandy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the Senior Vice President and Chief Financial Officer of Cowger & Miller Mortgage Company, a corporation, and that they as such Senior Vice President and Chief Financial Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Senior Vice President and Chief Financial Officer.

Witness my hand and official seal at Cowger & Miller Mortgage Company, Inc., this 14th day of December, 1990.

Ginger Wilkinson
Notary Public

My Commission Expires: 10/16/91

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