Bk 52

BOOK 8406 PAGE 25

Revised 1/06/87
TN (Conventional)

REO No. 910781

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 Bruce James and Jill Baldus of 798 Fitzpatrick Road, 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:

BEING Lot No. 269 on the Plan of Section Three, Larchwood, of record in Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which 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 _____, 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, Bruce James & Jill Baldus, and their assigns, forever.

Grantee, Bruce James & Jill Baldus, whose address is 798 Fitzpatrick Road, 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 3rd day of July, 1991.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: J. Ellis Dykes
J. Ellis Dykes, 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 J. Ellis Dykes 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 3rd day of July, 1991.

Barbara A. Evans
Notary Public, Georgia at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Barbara A. Evans - Fannie Mae
950 E. Paces Ferry Road
Atlanta, Ga 30326-1161

STATE OF TENNESSEE
COUNTY OF Williamson

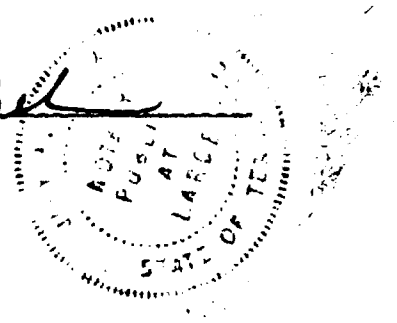
The actual consideration or value whichever is greater, for this transfer is $ 67,000.00 .

Subscribed and sworn to before me this the 23rd day of July , 19 91.

Bruce James Baldus
Affiant

My Commission Expires: 5-15-95

Judy A. Lehman



Map & Parcel # 96-16-163

NEW OWNER(S):

Bruce James Baldus
798 Fitzpatrick Rd.
Nashville, TN 37214

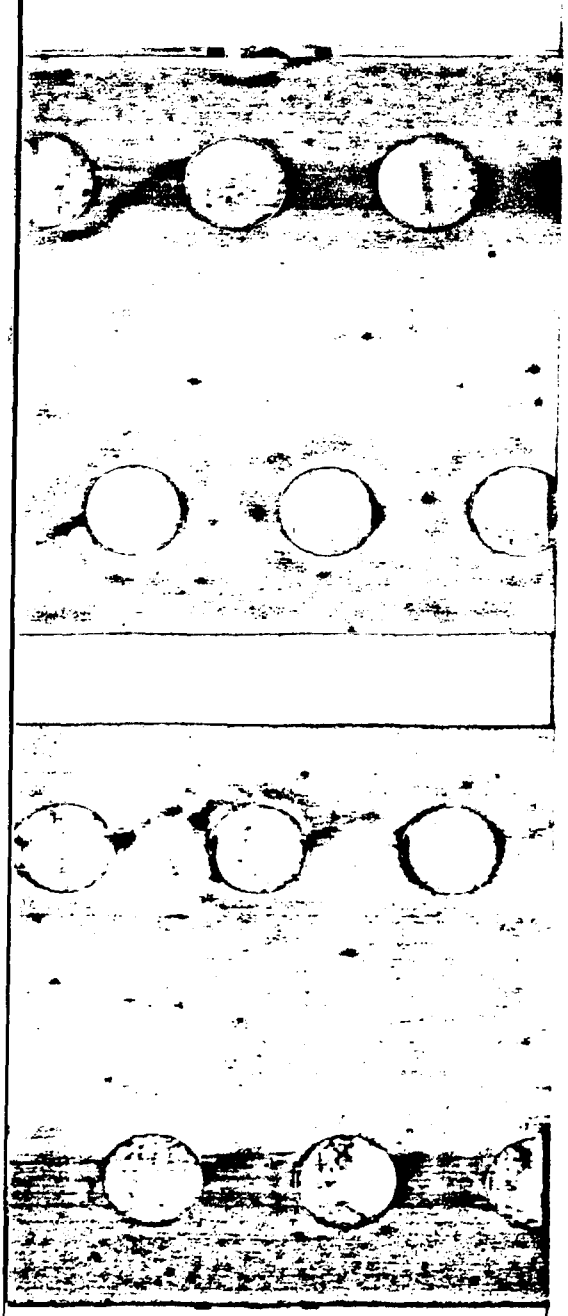
SEND TAX BILLS TO:

First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, TN 38148

33965

RECEIVED FOR REFERENCE
Jul 26 12 46 PM '91

5337 07/26 0101 03CHECK 254.90



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

RECEIVED OF _____

FOR _____

BOOK 8406 PAGE 27

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	6.00
TOTAL	254.90
CHECK	254.90

07/26/91 01 12:48 0001 5337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33965.

IDENTIFICATION REFERENCE

Jul 26 12 46 PM '91

No. 444304