Tennessee
S&K #: 96-0606

CMC LOAN #235627

SPECIAL WARRANTY DEED

THIS DEED, between Colonial Mortgage Company, organized and existing under the laws of the State of ALABAMA, with its principal office located at ONE COMMERCE ST., MONTGONERY, ALABAMA 36101-1108, in the County of MONTGOMERY, State of ALABAMA, hereinafter called Grantor, and the Federal National Mortgage Association, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 156 on the Plan of Chatham Pointe or record in Plat Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This legal description is identical with that in Deed recorded in Book 10121, Page 777, Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Book 10121, Page 777, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

0252263
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:35
FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TN.

Colonial Mortgage Company

BY: _____

Name: TOM CHAMPION, ASST. VICE PRESIDENT

Title: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155

1566 12/03 0101 03CHECK 8.00

BOOK 10278 PG 912

STATE OF ALABAMA
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TOM CHAMPION **with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the** ASST. VICE PRESIDENT **of Colonial Mortgage Company, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as** TOM CHAMPION.

WITNESS my hand and Official Seal at Office this 25TH **day of** NOVEMBER, **1996.**

Notary Public
RUSSELL O. HESTER

My Commission Expires:

9/6/99

NO TAX/GOVERNMENTAL AGENCY

Property Address: 3124 Kennebeck Place, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
950 E. Paces Ferry
Suite 1900
Atlanta, Georgia 30326-1161

S & K File # 96-0606

Map & Parcel - 151-1-A-156

THIS INSTRUMENT PREPARED BY AND RETURN TO:
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P. O. BOX 241155
MEMPHIS, TN 38124-1155