10688-577

Revised 01/02/92
TN (Conventional)

REO No. A972615

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

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 FT MORTGAGE COMPANIES, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto Yolanda C. Gagne*of 914 15th Avenue South, Nashville, TN 37212, 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:

* unmarried

The property is commonly known as 914 15th Avenue South, Nashville, TN 37212, and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to FT Mortgage Companies by Trustee's Deed of Record in the Register's Office in Deed Book **10661**, Page **276**, **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, Yolanda C. Gagne,*and their assigns, forever.

Grantee, Yolanda C. Gagne,* whose address is 914 15th Avenue South, Nashville, TN 37212 is responsible for the payment of real property taxes on subject property.

* unmarried

Said FT Mortgage Companies 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, as Attorney-in-Fact for FT Mortgage Companies has executed this deed and affixed its corporate seal by its Vice President, this 6th day of November, 1997.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION
as Attorney-in-Fact for FT Mortgage Companies

By: _____
Stacey Parker Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, Randy Conatser, a Notary Public within and for the State and County aforesaid, personally appeared Stacey Parker 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 6th day of November, 1997.

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

RANDY L. CONATSER
MY COMMISSION EXPIRES
January 15, 2000

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

97 NOV 18 PM 3:47

REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0371195

10088 PG 578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is: $ 79,900.00 .

AFFIANT

Subscribed and sworn to before me this 7th day of November, 19 97 .

NOTARY PUBLIC

My Commission Expires: 3-25-2000

EXHIBIT "A"
Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of the Subdivision of B.F. Shields and wife's Tract of land, as of record in Book 57, page 31, described according to a disposition survey prepared by Barge, Waggoner, Sumner and Cannon, dated June 26, 1973 and revised July 9, 1973, as follows:
Beginning at an iron pin in the east margin of 15th Avenue South, said iron pin being located 97.73 feet north of the northeast intersection of 15th Avenue South and Grand Avenue; thence with the east margin of 15th Avenue South, N 8 degrees, 51 minutes E. 50.25 feet to an iron pin; thence leaving said Avenue S 82 degrees 21 minutes 07 seconds E. 141.10 feet to an iron pin in the West margin of alley No. 454; thence with the margin of said alley S. 80 degrees 51 minutes 13 seconds W. 50.25 feet to an iron pin; thence leaving said alley N. 82 degrees 21 minutes 07 seconds W 141.10 feet to the point of beginning, containing 7,0887 square feet, more or less.

Address New Owner	Send Tax Bills To:	Map/Parcel
Yolanda C. Cagne 914 15th Avenue So Nashville, TN 37212	Guaranty Trust Company 640 Broadmor Blvd., #100 Murfreesboro, TN 37129	Map 105-1 Parcel 35

3167 11/18 0101 03CHECK 304.63

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 10688 PG 579

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

11/18/97 01 15:54 0001 3167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0371195
IDENTIFICATION REFERENCE

97 NOV 18 PM 3:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.1222317