Realty 43

BOOK 10804 PG 491

Revised 01/02/92
TN (Conventional)

REO No. A972174

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 Stephen A. Sabin and wife, Dawn F. Sabin of Brentwood, 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:

The property is commonly known as 4720 Potomac Lane, Brentwood, TN 37027 , and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book 6864, Page 459 , 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, Steven Sabin and wife, Dana Sabin , and their assigns, forever.

Grantee, Steven Sabin and wife, Dana Sabin , whose address is 4720 Potomac Lane, Brentwood is responsible for the payment of real property taxes on subject property. TN 37027

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 18th day of February , 1998 .

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: Tonya S. Wimberly
Tonya S Wimberly Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Randy L. Conatser , a Notary Public within and for the State and County aforesaid, personally appeared Tonya S. Wimberly 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 18th day of February , 1998 .

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

6465 02/23 0101 03CHECK

98 FEB 23 PM 12:59

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BOOK 10804 PG 492

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: $ 220,000.00 .

X Dana Sabin
AFFIANT

Subscribed and sworn to before me this 19th day of February, 19 98 .

NOTARY PUBLIC

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC DAVIDSON CO. TN My Commission Expires: 1-29-2000

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section Four, Fredericksburg, as of record in Book 7900, page 509 and Book 7900, page 749, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Address New Owner	Send Tax Bills To:	Map/Parcel
Steve Sabin and ~~Dana~~ Dana Sabin	First American National Bank	Map 171-3A
4720 Potomac Lane	First American Center	Parcel 88
Brentwood, TN 37027	Nashville, TN 37237	

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10804 PG 493

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	8.00
TOTAL	823.00
CHECK	823.00

02/23/98 01 12:58 0001 6465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04035611
IDENTIFICATION REFERENCE

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No. 1256947