63-16-B

21 Co

Revised 01/02/92
TN (Conventional)

REO No. A013055

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

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 **JAMES BALTZ AND WIFE, KIMBERLY BALTZ of Old Hickory, Tennessee**, their heirs and 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 1636 Aaronwood Drive, Tennessee 37138 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 as Instrument No. 20020125-0010621, 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, James Baltz and Kimberly Baltz, their heirs and assigns, forever in fee simple.

Grantee, **JAMES BALTZ AND KIMBERLY BALTZ** whose address **1636 AARONWOOD DRIVE OLD HICKORY, TENNESSEE, 37138**, 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 30th day of January **2002**.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
Cheryl Young
Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl Young with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that she 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 herself as Vice President.

Witness my hand and seal at office, this 30th day January **2002**.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 06-25-02

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

Davidson County DEEDWARR
Recvd: 02/07/02 16:48 2pgs
Fees:13.00 Taxes:462.13

20020207-0017161

Sent by: RICHARD MANSON ATTY 615 726 1690; 01/30/02 4:29PM; Jetfax #186; Page 10/11

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, apge 405, amended in Plat Book 6900, pages 550 thru 552, corrected in Book 7462, page 445, surveyor's certificate of correction in Book 8110, page 401, and amended in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed of record as Instrument No. 2002125-0010621, Davidson County, Tennessee.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS 30th DAY OF JANUARY 2002.

Notary

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:
02-08-03