Davidson County DEEDQC
Recvd: 01/15/04 08:21 2pgs
Fees:12.00 Taxes:0.00
20040115-0006053

State of Tennessee
County of Davidson

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender ("Grantor), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Federal National Mortgage Association ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, convey, sell, and quitclaim unto the said Grantee, and unto Grantee's heirs and assigns forever, all of Grantee's right, title, interest, and claim in and to the following-described lands, situated in Davidson County, Tennessee, to wit:

Being Lot Number 98 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for said County. Said Lot 98 fronts 35 feet on the East side of Claiborne Street and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to Judy C. Braden and husband, Kenneth Braden by Warranty Deed from Paul T. Terrell and wife, Mary E. Terrell dated February 24, 1997 and filed for record in Book 10359, Page 566, Register's Office for Davidson County, Tennessee.

More commonly known as: 99 Claiborne Street, Nashville, Tennessee 37210

The grantor obtained an interest in this property via a Trustee's Deed of Record as Instrument Number 20031205-0174976 in the Register's office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand and seal this 7th day of January, 2004.

Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender

By: Michael D. Vestal

Title: Michael D Vestal, Vice President

ATTEST:

By: _____

Title: Brandon Kirkham, Vice President

W&A No. 726-2031053

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Michael D Vestal and Brandon Kirkham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the president (or other officers authorized to execute the instrument) of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, the within named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender.

Witness my hand and seal at office in Plano this 7th day of January, 2004.

GLENNA SIEMENS
My Commission Expires
September 26, 2007

Glenna Siemens
Notary Public

My Commission Expires: 9-26-07

The actual consideration for this transfer is $10.00.

By: Michael D. Vestal

Subscribed and sworn to before me on this 7th day of January, 2004.

Glenna Siemens
Notary Public

My Commission Expires: 9-26-07

GLENNA SIEMENS
My Commission Expires
September 26, 2007

Address New Owner as Follows:
Federal National Mortgage Assoc.

Send Tax Bills to:
Federal National Mortgage Assoc.

Map-Parcel Numbers:
093-16.0066

DQuitclaimDeed_dtaylor_031230_ 946

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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