Return to:

Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
Alvarez Martin and Martin French
1014 Hart Lane
Nashville, TN 37216

Send Tax Bills To:
1014 Hart Lane
Nashville, TN 37216

Map & Parcel Nos.:72-2-124.00

Davidson County DEEDWARR
Recvd: 08/03/04 15:20 2pgs
Fees:13.00 Taxes:249.75
20040803-0093025

SPECIAL WARRANTY DEED CORPORATION

FOR AND IN CONSIDERATION of the sum of **$67,500.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Federal National Mortgage Association** (herein referred to as "Grantor" has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Alvarez Martin and Martin French,** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot. No. 36 on the Plan E.B. Craig's Subdivision of Crownover Property, as of record in Book 894, page 640, Register's Office for said County. Said Lot No. 36 fronts 50 feet on the southerly side of Ben Allen Road, formerly Jere Baxter Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Roy Bright by Quitclaim deed of even date from jennie Pitt, Hattie M. Buchanan, Charleen Teasley, Julia Lee, Florence Spann, Marilyn Jones, James Bright and Donna Odom, the heirs at Law of Erma Bright, having since died on July 25, 1999, recorded simultaneously herewith in Instrument No. 200204250051176, Register's Office for Davidson County, Tennessee.

Also Conveyed to Roy Bright by Quitclaim Deed fo even date from Percy Bright and Buford Bright, the heirs at Law of the said Erma Bright recorded simultaneously herewith in Instrument No. 200204250051177, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated February 3, 2004 and recorded on February 12, 2004, of record in Instrument No. 20040212-0016764, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2004** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds themselves, their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

GRANTOR:

Federal National Mortgage Association

By _____
Donna Ghasemi
Vice President

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$67,500.00**.

AFFIANT

Subscribed and sworn to before me, this 30th day of July, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF TEXAS)

COUNTY OF DALLAS)

Personally appeared before me, Patricia Manson, a Notary Public in and for said state and county, Donna Ghassemi, with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Vice President of **Federal National Mortgage Association**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as it's Vice President.

WITNESS my hand and seal at office this 30th day of July, 2004.

NOTARY PUBLIC

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

My Commission Expires:

PROPERTY ADDRESS:
1014 Hart Lane
Nashville, TN 37216