DS

PICK-UP

FILE NO.: 441.0400187TN
REO NO.: A041971

Davidson County DEEDQC
Recvd: 02/22/05 09:30 3 pgs
Fees:17.00 Taxes:0.00
20050222-0018902

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
William S. Frakes
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22 DAY OF Feb. 20 05
Brandi Wells
Deputy Register

Return To:

STATE OF Texas

COUNTY OF Dallas

QUITCLAIM DEED

THIS INDENTURE, dated February 2, 2005, between **Federal National Mortgage Association** as party of the first part, hereinafter called "Grantor", and WILLIAM FRAKES as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property located in the City of Nashville, Davidson County, Tennessee, to wit:

Being Lot No. 36 on the plan of Section I, Hickory Bend, of record in book 3300, page 38, Register's office for Said County.

Said Lot fronts 72 feet on the northerly side of Cloverwood Drive and runs back 198.6 feet on the easterly line and 176.6 feet on the westerly line to a dead line in the rear, which it measures 80 feet.

Being the same property conveyed to William J Grewcock and wife, Ruth O. Grewcock by deed dated January 18, 1954 from Hickory Bend Construction Company, Inc. of record in book 3675, page 80, Register's office for Davidson County, Tennessee. The said William J. Grewcock having since died on 6/23/94, and the said Ruth O. Grewcock having since died on June 22, 2000. Also being the same property conveyed to William Buren Grewcock by last will and testament of Willie Ruth Grewcock dated August 21, 1984.
The said Ruth O. Grewcock and Willie Ruth Grewcock being one and the same person.
Being further conveyed to Federal National Mortgage Association by deed recorded as Instrument No. 20041122-0139532.
Property address: 3226 Cloverwood Drive; Nashville, TN 37214
Tax Map & Parcel: 096-11-0-060.00

~~TO HAVE AND~~ TO HOLD the said described premises to Grantee, ~~so that neither Grantor~~ nor any person or persons ~~claiming under Grantor~~ shall at any time, by any means or ways, have claim ~~or demand~~ any right or title to the said premises ~~or appurtenances~~, or any rights ~~thereof~~.

WSF

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

Signed, Sealed and Delivered

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in the presence of:

UNOFFICIAL WITNESS

BY: _____ (SEAL)
Federal National Mortgage Association
TITLE: Lynna Theimer
Vice President

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

NOTARY PUBLIC

My commission expires:
(NOTARY SEAL)

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Dallas

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Lynn Steiner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Dallas this 2nd day of Feb., 2005

BRIDGET S ANGUS
Notary Public
State of Texas
My Commission Expires
October 16, 2006

Bridget S. Angus
Notary Public

My Commission Expires:

PROPERTY OWNER AND AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:

Julian Combs
757 Austin Springs Road
Johnson City, TN 37601

Tax Map & Parcel: 22 – M –A, Parcel 12

Prepared By:
Federal National Mortgage Association
Dallas, TX