Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 07/21/05 10:52 3 pgs
Fees:18.00 Taxes:462.50
**20050721-0084840**

REO No. A052601

**SPECIAL WARRANTY DEED**

STATE OF TENNESSEE ) ss.
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 aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto Leslie M. Clendenin III and Christi M. Clendenin, husband and wife 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:

Land in the 10th Civil District of Davidson County, Tennessee, as described according to a survey by John Kohl, Surveyor, dated January 30, 1975, described as follows:

Beginning at a point in the center of Freeman Road, the southeast corner of the subject tract; thence leaving said Road, S 72 deg. 07' W 322.09 feet to a point in the east line of Dennis Parker Land; thence with Parker's east line N 15 deg. 02' W 519.57 feet to a point in the south line of the property conveyed to William Earl Ayers and wife, of record in Book 4489, Page 791, Register's Office for said County, the northwest corner of the subject property; thence with the south line as set forth in said deed, S 87 deg. 52' E, 270.00 feet to a point; thence S 23 deg. 45' E, 105.6 feet to a point; thence S 40 deg. 27' E, 82.8 feet to a point in the center of Freeman Road; thence South 17 deg. 53' E, 245.00 feet to the point of beginning, containing 3.21 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Christopher L. Palmer as Successor Trustee, executed on 03/15/05 and filed for record on 03/18/05 in Instrument No. 20050318-0029844, Register's Office for Davidson County, Tennessee.

The property is commonly known as 3057 Freeman Hollow Rd., Goodlettsville, TN 37072.

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, Leslie M. Clendenin III and Christi M. Clendenin, husband and wife, and their assigns, forever.

Grantee, Leslie M. Clendenin III and Christi M. Clendenin, husband and wife, whose address 3057 Freeman Hollow Rd., Goodlettsville, TN 37072, 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 15th day of July, 2005.

(CORPORATE SEAL)

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: _____
**Donna Ghassemi, Vice President**

) ss.

STATE OF TEXAS
COUNTY OF DALLAS )

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Donna Ghassemi** 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 15th day of July, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

NOTARY PUBLIC STATE OF TEXAS
BELINDA CAROL FERGUSON
Notary Public, State of Texas
My Commission Expires 02-16-09

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Leslie M. Clendenin III
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF July, 2005.

Tiffany R. Addison
Notary

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires: March 21, 2009

**Map & Parcel:** **011-00-0 103.00**

NEW OWNER: Leslie M. Clendenin III and Christi M. Clendenin, husband and wife
3057 Freeman Hollow Rd.
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO: Capital Bank & Trust Company
2200 Abbott Martin Road
Ste. 201
Nashville, TN. 37215