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#503

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Revised 01/02/92
TN (Conventional)

REO No. A063426

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 Maria Espinosa, and husband, Roberto Espinosa 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 Davidson County, Tennessee, being Lot(s) 77, as shown on the ~~map entitled~~ plan of Section Four, Cambridge Forest, of record as Instrument No. 20000918-0092192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, of record as Instrument No. 20060427-0048370, dated April 18, 2006, said Register's Office.

The property is commonly known as 2752 Welshcrest Dr., Antioch, TN 37013.

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, Maria Espinosa, and husband, Roberto Espinosa, and their assigns, forever.

Grantee, Maria Espinosa, and husband, Roberto Espinosa, whose address 2752 Welshcrest Dr., Antioch, TN 37013, 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 9th day of April 2007.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Teresa M. Foley, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss:

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Teresa M. Foley** 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 9th day of April 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public State of Texas
My Commission Expires 02-16-

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: 04/13/07 10:03 2 pgs
Fees:13.00 Taxes:832.50
20070413-0044506

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Maria Espinosa
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF April, 2007.

Judy Painter-Rose
~~Notary~~

My Commission Expires:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

Map & Parcel: **149-15-0A-217.00**

NEW OWNER: Maria Espinosa, and husband, Roberto Espinosa
2752 Welshcrest Dr.
Antioch, Tennessee 37013

SEND TAX BILLS TO: Bank of America
900 W. Trade Street
Charlotte, North Carolina 28255,