Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 11/21/07 09:20 4 pgs
Fees:23.00 Taxes:277.50
20071121-0136194

REO No. A062431

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 Daniel Winkler unmarried 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:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 4630 Old Hickory Blvd., Nashville, TN 37218.

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, Daniel Winkler, and their assigns, forever.

Grantee, Daniel Winkler, whose address 4630 Old Hickory Blvd., Nashville, TN 37218, 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 14th day of November 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 14th day of November 2007.

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

CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-10

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF November 2007 .

Notary

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

My Commission Expires:

Map & Parcel: 078-00-0-017.01

NEW OWNER: Daniel Winkler
1126 McKays Ct.
Brentwood, TN 37027

SEND TAX BILLS TO: Daniel Winkler
1126 McKays Ct.
Brentwood, TN 37027

LEGAL DESCRIPTION

Land in the 13th Civil District of Davidson County, Tennessee, and described as follows:
Beginning at a point in the center of Old Hickory Blvd. the southwest corner of Wright et al, then leaving said road, with the South line of Wright et al, with a fence, S 85 deg. 32 min. 31 sec. E, passing an iron rod at 33.5 feet, in all a distance of 531.63 feet to an old iron bar, then generally with a fence, with the remainder of Book 2925, page 157, South 28 deg. 22 min. 46 sec. West, 379.75 feet to an old iron bar at a marked hickory, the Northeast corner of Mason, Book 5163, page 169, thence with the North line of same, with a fence, North 85 deg. 08 min. 20 sec. West 521.08 feet to the center of Old Hickory Blvd., marked by an existing iron stake offset at 32.94 feet, thence with the center of Old Hickory Blvd., with a curve to the right, delta 04 deg. 31 min. 21 sec., radius 3095.69 feet, length of 244.34 feet, chord of N 26 deg. 20 min. 36 sec. E 244.28 feet, then N 28 deg. 36 min. 17 sec. E 127.99 feet to the point of beginning, containing 4.20 acres, more or less, Davidson County, and being the tract described in Deed Book 5170, page 605, Register's Office, Nashville, Tennessee, according to a survey by P. Anthony Chapdelaine, Jr. dated July 28, 1986.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from COUNTRYWIDE HOME LOANS, of record Instrument No. 20060331-0036859, dated March 9, 2006, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: _____

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