Davidson County DEEDWARR
Recvd: 01/14/08 11:54 3 pg
Fees:18.00 Taxes:721.91
20080114-0004058

Revised 01/02/92
TN (Conventional) Fannie Mae#4005176343

STATE OF TENNESSEE) ss. **SPECIAL WARRANTY DEED**
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, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto MORTGAGE GUARANTY INSURANCE CORPORATION, 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:

The property is commonly known as 3509 PORTBREEZE PL ANTIOCH, TN 37013 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association, by Trustee's Deed of Record in the Register's Office in Book ~~N/A~~ Page 20070803-0092609, Davidson County, Tennessee,

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, MORTGAGE GUARANTY INSURANCE CORPORATION and their assigns, forever.

Grantee, MORTGAGE GUARANTY INSURANCE CORPORATION 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 5TH day of OCTOBER 2007.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Lori R. Elder
LORI R. ELDER Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, BERTHA A. POTTS, a Notary Public within and for the State and County aforesaid, personally appeared LORI R. ELDER with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that she 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 herself as Vice President.

Witness my hand and seal at office, this 5TH day of OCTOBER 2007.

Bertha A. Potts
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

BERTHA A. POTTS
Notary Public, State of Texas
My Commission Expires 04-01-08

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
INTERNATIONAL PLAZA II
14221 DALLAS PARKWAY
DALLAS, TX 75254

Return To:
LandCastle Title, LLC
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public in and for said County and State, the within name bargainer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October 2007

My Commission expires: BERTHA A. POTTS Notary Public, State of Texas My Commission Expires 04-01-08

Bertha A. Potts
Notary Public
Dallas County, Texas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public in and for said County and State, the within name bargainer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this ___ day of _____20__

My Commission expires: ____/_____/____

_____
Notary Public
Milwaukee County, Wisconsin

SEND TAX BILLS TO:
Mortgage Guaranty Insurance Corp.
270 East Kilbourn Avenue
Milwaukee, WI 53202-0488

OWNER / PROPERTY ADDRESS:
3509 Portbreeze Place
Antioch, TN 37013
MGIC CERT # 24071941
FNMA # 4005176343

State of TN County: Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $195,110.91.

Mortgage Guaranty Insurance Corporation

Affiant

Sworn to and subscribed before me this 7th day of December, 2007

My Commission Expires: 9/16/09

Notary Public

KEVANA M. NIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 76 ON THE FINAL PLAT OF WINDHAVEN SHORES SECTION FOUR OF RECORD IN INSTRUMENT NO., 200412220152517, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Id No.: 150-16-0-A; 122.0

3509 Portbreeze Place, Antioch, TN 37013