McCann & Hubbard
1004 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Revised 01/02/92
TN (Conventional)

REO No. A077038

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 Keith R. Wilbanks, and wife, Victoria Wilbanks 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) 70, as shown on the map entitled the Plan of Ranchwood Estates, Section III, of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 70 fronts 122 feet on the northerly side of Rosehill Drive and runs back between lines 295.85 feet on the easterly line and 153 feet, more or less, on the westerly line to a broken line in the rear upon which it measures 228.05 feet thereon, more or less. Also included is a small triangular tract of land directly to the west of Lot No. 70, said triangular piece of land fronts 87 feet on the northerly side of Rosehill Drive and runs back to a point 153 feet more or less on the easterly line and 173 feet more or less on the westerly line.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSSOCIATION, by deed from AARON SQUYRES, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20070809-0095358, dated August 1, 2007, said Register's Office.
The property is commonly known as 419 Rosehill Drive, 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, Keith R. Wilbanks, and wife, Victoria Wilbanks, and their assigns, forever.

Grantee, Keith R. Wilbanks, and wife, Victoria Wilbanks, whose address 419 Rosehill Drive, 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 Assistant Secretary this 8th day of February 2008.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
~~Christopher Irby~~, **Assistant Secretary**

Michael Simmons
Assistant Secretary

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 ~~Christopher Irby~~ * with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Assistant Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and seal at office, this 8th day of February 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-10

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: 02/13/08 10:54 2 pgs
Fees:13.00 Taxes:666.00
20080213-0014485

* *-Michael Simmons

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF February 2008.

Notary

My Commission Expires: 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map & Parcel: **025-07-0-001.00**

NEW OWNER: Keith R. Wilbanks, and wife, Victoria Wilbanks
419 Rosehill Drive
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO: New owner