Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 03/03/08 08:07 3 pgs
Fees:18.00 Taxes:407.00
20080303-0020389

REO No. A074473

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

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 W. Scott Harper 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) 153, as shown on the map entitled Lake Park, Section V, of record Book 4660, page 198, 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. 153 fronts 49.18 feet on the north side of New Hope Court and runs back 153.95 feet on the west line and 156.43 feet on the east line to a broken rear line on which it measures 195.00 feet.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from COUNTRYWIDE HOME LOANS, INC., of record Instrument No. 20070516-0058421, dated April 25, 2007, said Register's Office.

The property is commonly known as 5936 New Hope Court, Hermitage, TN 37076.

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, W. Scott Harper, and their assigns, forever.

Grantee, W. Scott Harper, whose address 5936 New Hope Court, Hermitage, TN 37076, 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 28th day of February 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Diane E. Sanders, 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 **Diane E. Sanders** 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 28th day of February 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

_____

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

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

W Scott Harper
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February, 2008.

Tiffany R. Addison
Notary



My Commission Expires:

Map & Parcel: **098-05-0-035.00**

NEW OWNER: W. Scott Harper
5936 New Hope Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO: Pinnacle National Bank
211 Commerce Street, Suite 300
Nashville, TN 37201

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: _____

