Davidson County DEEDWARR
Recvd: 03/04/08 09:43 4 pgs
Fees:23.00 Taxes:343.73
20080304-0021394

Revised 01/02/92
TN (Conventional)

REO No. A076214

# 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 Thomas Westermeier, and wife, Mary Jo Westermeier 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 814 Watts Lane, Nashville, TN 37209.

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, Thomas Westermeier, and wife, Mary Jo Westermeier, and their assigns, forever.

Grantee, Thomas Westermeier, and wife, Mary Jo Westermeier, whose address 814 Watts Lane, Nashville, TN 37209, 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 3rd day of March 2008.

(CORPORATE SEAL)

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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

STATE OF TEXAS ) ss.
COUNTY OF DALLAS )

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 3rd day of March 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL) NOTARY PUBLIC STATE OF TEXAS
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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF March 2008.

Notary

My Commission Expires:

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

**Map & Parcel:** **103-01-0-071.00**

NEW OWNER: Thomas Westermeier, and wife, Mary Jo Westermeier
814 Watts Lane
Nashville, Tennessee 37209

SEND TAX BILLS TO: Thomas Westermeier And Mary Jo Westermeier
3173 Earhart Road
Hermitage, TN. 37076

# LEGAL DESCRIPTION

Being Lot Number 7 on the Plan of John B. Cowden's Subdivision, Section 4, not of record, described according to a survey made by Norris H. Hickerson, Surveyor. May 14 1947 and revised January 10, 1948, as follows:
Beginning on the easterly margin of a 25 foot strip dedicated for street at its intersection with the south boundary line of the Cowden Tract; thence with me easterly margin of said strip north 33 degrees 30' west 89 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two Lots north 58 degrees east 179 feet to the westerly line of Lot No. 4; thence with the westerly line of Lots Nos. 4, 5 and 6 south 35 degrees east 221 feet to the south boundary line of said Cowden Tract; thence with the same westwardly 228.2 feet to the beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from PHILIP M. KLEINSMITH, TRUSTEE, of record as Instrument No. 20070628-0077257, dated May 29, 2007, 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:

