08-0369 Record & Return

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Revised 01/02/92
TN (Conventional)

REO No. A079296

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 ~~Beverly Jean Lewis~~ Beverly J. Lewis 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:

Land in Davidson County, Tennessee, being Lot(s) 49 and Reserve Parcel B, as shown on the map entitled Piccadilly Square, Phase II, of record in Plat Book 6250, page(s) 92-94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from AARON SQUYRES, AS SUCCESSOR TRUSTEE, of record in Instrument No. 20071005-0119416, dated September 26, 2007, said Register's Office.

The property is commonly known as 657 Piccadilly Row, Antioch, TN 37013.

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, Beverly Jean Lewis, and their assigns, forever.

Grantee, Beverly Jean Lewis, whose address 657 Piccadilly Row, Antioch, TN 37013, 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 19th day of ~~January~~ February 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

~~Christopher Irby, Vice President~~
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 ~~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 19th day of ~~January~~ February 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

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: 03/24/08 13:17 2 pgs
Fees:13.00 Taxes:580.90

20080324-0029027

*- Michael Simmons
**-Assistant Secretary

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Susan Vaughn
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF February, 2008.

Shauna Daniels
Notary

My Commission Expires:

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: November 22, 2008

Map & Parcel: 149-02-0B-014.00

NEW OWNER: Beverly Jean Lewis
657 Piccadilly Row
Antioch, Tennessee 37013

SEND TAX BILLS TO:

Acapra, LLC
306 Huntcreek Blvd Ste 100
Goodlettsville, Tn 37072