Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 03/26/08 13:20 4 pgs
Fees:23.00 Taxes:627.71
20080326-0030392

REO No. A078139

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 Shelby J. Ange, and wife, Amy J. Ange 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 2524 Pennington Bend Road, Nashville, TN 37214.

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, Shelby J. Ange, and wife, Amy J. Ange, and their assigns, forever.

Grantee, Shelby J. Ange, and wife, Amy J. Ange, whose address 2524 Pennington Bend Road, Nashville, TN 37214, 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 24th 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 24th day of March 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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,650.00.

Amy J. Ange
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF March, 2008.

Tiffany R. Addison
Notary



My Commission Expires:

Map & Parcel: 062-01-0-040.00

NEW OWNER: Shelby J. Ange, and wife, Amy J. Ange
2524 Pennington Bend Road
Nashville, Tennessee 37214

SEND TAX BILLS TO: Cendera Funding Inc.
8509 Western Hills Blvd, Suite 100
Fort Worth, TX 76108

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Taylorcraft Subdivision, of record in Plat Book 8250, page 982, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof,

Included in the above legal description, but expressly excluded herefrom is the following described tract of land:

Beginning at the point of intersection of the existing northeast margin of S. R. 155 and the northwest boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 1l-A of State Project 19076-2235-04); thence with said existing margin northwesterly 85 feet, more or less to a point; thence with the southeast boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-C of the State Project 19076-2235-04) north 33 degrees 10 minutes 47 seconds east 128.89 feet to a point, said point being 136.20 feet right of S.R. 155 proposed centerline station 492+95.42; thence with the proposed northeast margin of said road south 33 degrees 30 minutes 10 seconds east 85.89 feet to a point, said point being 131.53 feet right of S.R. 155 proposed centerline station 492 + 12.74; thence with said northwest boundary south 33 degrees 10 minutes 47 seconds west 125.73 feet to the point of beginning, containing 0.23 acres.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20070917-0110902, dated August 30, 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:_____

