Davidson County DEEDWARR
Recvd: 04/03/08 15:58 3 pgs
Fees:18.00 Taxes:628.63
20080403-0033989

Revised 01/02/92
TN (Conventional)

REO No. A07D128

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 William Ray Bruce, Jr., and wife, Karen L. Bruce 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: * LEA

Land in Davidson County, Tennessee, being Lot(s) No. 327, as shown on the map entitled Cane Ridge Farm, Phase Four, of record as Instrument No. 20030721-0101773, 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, of record as Instrument No. 20080123-0006956, said Register's Office.

The property is commonly known as 2337 Haskell Dr., 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, William Ray Bruce, Jr., and wife, Karen L. Bruce, and their assigns, forever.

Grantee, William Ray Bruce, Jr., and wife, Karen L. Bruce, whose address 2337 Haskell Dr., 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 Assistant Secretary this 14th day of March 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby, 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 14th 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 $169,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF March 2008.

Notary

My Commission Expires: 1/23/2011

Map & Parcel: 174-11-0A-228.00

NEW OWNER: William Ray Bruce, Jr., and wife, Karen L. Bruce
2337 Haskell Dr.
Antioch, Tennessee 37013

SEND TAX BILLS TO: JP Morgan Chase Bank NA
700 Kansas Lane
Monroe, LA 71203-4774

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842