Box 14-A
21340-1

Revised 01/02/92
TN (Conventional)

REO No. A083191

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 David M. Chaniott, Jr., unmarried man 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 Unit No. 305 as shown on the Post House-Bellevue Condominium, Phase Two of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, page 811, and referred to as Exhibit "B" found at pages 813, 814 and 815, to which plan reference is made for a more complete description; Book 6846, page 811, amending the original Master Deed of record in Book 6838, page 445, all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCATION, by deed from PHILIP M. KLEINSMITH, TRUSTEE, of record as Instrument No. 20080226-0018860, dated February 15, 2008, said Register's Office.

The property is commonly known as 305 Post Creek Road, Nashville, TN 37221.

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, David Marcel Chaniott, Jr., and their assigns, forever.

Grantee, David Marcel Chaniott, Jr., whose address 305 Post Creek Road, Nashville, TN 37221, 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 9th day of May 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, Assistant Secretary** 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 9th day of May 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

Davidson County DEEDWARR
Recvd: 05/14/08 08:50 2 pgs
Fees:13.00 Taxes:461.35

20080514-0049362

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS. $124,690.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF May, 2008 .

Notary

My Commission Expires: 3/7/20

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Map & Parcel: 125-15-0B-305.00

NEW OWNER: David M. Chaniott, Jr.
305 Post Creek Rd
NASHVILLE TN 37211

SEND TAX BILLS TO: SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041