(1)

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Revised 01/02/92
TN (Conventional)

REO No. A081220

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 **Cristian Saldana, married** 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-Exhibit "A"

The property is commonly known as 421 Southwood Dr., Nashville, TN 37217.

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, Cristian Saldana, married, and their assigns, forever.

Grantee, Cristian Saldana, married, whose address 421 Southwood Dr., Nashville, TN 37217, 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 8th day of July 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 8th day of July 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: 07/21/08 10:47 3 pgs
Fees:18.00 Taxes:476.38
20080721-0074402

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE,~~ WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,750.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF July 2008.

Notary

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:

Map & Parcel: 119-08-0-110.00

NEW OWNER: Cristian Saldana, a married person
421 Southwood Dr.
Nashville, Tennessee 37217

SEND TAX BILLS TO: New Owner

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 82-A on the Plan of Section Two, Glencliff Estates, of record in Plat Book 1130, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Francis Logan Reynolds, Jr., by Warranty Deed, from Dennis R. Dunning and wife, Karen Dunning, of record in Instrument No. 20060817-0101559, Dated August 14, 2006. Said property was conveyed to Robert M. Wilson as Trustee, of record in Instrument No. 20060817-0101560, Dated August 14, 2006, who hereby nominated Philip M. Kleinsmith as Successor Trustee, of record in Instrument No. 20080104-0000909, Dated September 6, 2007. Philip Kleinsmith as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Countrywide Home Loans, Inc., and said Countywide Home Loans, Inc. has transferred its interest in the said property to Federal National Mortgage Association, of record in Instrument No. 20080201-0010539, Dated January 15, 2008, Register's Office for Davidson County, Tennessee.

M&H File #: **08391-SH**