RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215 **BOX 10-A**

Revised 01/02/92
TN (Conventional)

REO No. A08C202

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 **John J. Ruggiero, and wife, Anita Ruggiero** 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 912 Patio Dr., 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, **John J. Ruggiero, and wife, Anita Ruggiero**, and their assigns, forever.

Grantee, **John J. Ruggiero, and wife, Anita Ruggiero**, whose address 912 Patio Dr., 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 15th day of August 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 15th day of August 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: 08/18/08 10:15 3 pgs
Fees:18.00 Taxes:218.30

20080818-0084479

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF August, 2008 .

Notary

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires:

Map & Parcel: 108-03-0A-001.00

NEW OWNER: John J. Ruggiero, and wife, Anita Ruggiero
912 Patio Dr.
Nashville, Tennessee 37214

SEND TAX BILLS TO: REGIONS BANK
2050 Parkway Office Circle
Hoover, AL 35244

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows, to-wit:

Being of Lot No. 4, Unit 1, on the plan of Phase Two, The. Condominium Site Plan, Section Three, Patio Villa, according to plat and survey appearing of record in Plat Book 5200, page 495and in Master Deed and By-Laws of record in Book 5970, page 829, re-recorded of record in Book 6014, page 978, Register's Office for Davidson County, to which plat an Master Deed reference is hereby made for more complete details of location and description of said Lot and Unit.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by Substitute Trustee's Deed from PRIORITY TRUSTEE'S SERVICES OF TN., L.L.C, of record as Instrument No. 20071220-0146096, said Register's Office.