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

(1)

Revised 01/02/92
TN (Conventional)

REO No. A07B959

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 Flor Melgar, unmarried 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 111 Elizabeth Court, 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, Flor Melgar, and their assigns, forever.

Grantee, Flor Melgar, whose address 111 Elizabeth Court, 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 Vice President this 25th 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 25th 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: 08/29/08 12:36 3 pg
Fees:18.00 Taxes:252.34
20080829-0088976

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,200.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF July, 2008.

Notary

My Commission Expires: 1/24/09

Map & Parcel: **149-02-0C-011.00**

NEW OWNER: Flor Melgar
327 Haywood Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Countrywide Bank, FSB
3011 Armory Drive, Suite 120
Nashville, TN 37204



EXHIBIT A

Being Lot No. 11 on the Plat of Sterling Wood, a Planned Unit Development, as shown by plat of record in Plat Book 6250, Page 648, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gordon Waddell, an unmarried man, by Warranty Deed, from Lisa Diann Davidson Pirozzolo and husband, Jamey Pirozzolo, of record in Instrument No. 20040105-0001368, Dated December 31, 2003. Gordon Waddell, unmarried, conveyed his interest in said property by Warranty Deed, to Andrew W. Geary and wife, Crystal L. Geary, of record in Instrument No. 20070314-0031366, Dated March 9, 2007. Said property was conveyed to Service Escrow and Title, as Trustees, of record in Instrument No. 20070314-0031367, Dated March 9, 2007, who appointed Arnold M. Weiss or Valerie Ann Spicer or Elizabeth A. Cash, as Substitute Trustees, of record in Instrument No. 20071019-0123913, Dated October 11, 2007. Arnold M. Weiss, as Substitute 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 Federal National Mortgage Association, of record in Instrument No. 20071130-0138719, Dated November 20, 2007, Register's Office for Davidson County, Tennessee.

M&H File #: **08505-SH**