Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Revised 01/02/92
TN (Conventional)

REO No. A084590

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 **Mark Girardin** 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 350 Nesbitt Lane, Madison, TN 37115.

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, **Mark Girardin** _____, and their assigns, forever.

Grantee, **Mark Girardin** _____, whose address 350 Nesbitt Lane, Madison, TN 37115, 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 18th day of September 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, 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 18th day of September 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: 09/23/08 10:04 3 pgs
Fees:18.00 Taxes:684.50
20080923-0096709

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Bonnie Brothers
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF September, 2008.

Notary

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/23/10

Map & Parcel: 042-08-0-012.00

NEW OWNER: Mark Girardin
350 Nesbitt Lane
Madison, Tennessee 37115

SEND TAX BILLS TO:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Madison Meade, Section 2, as of record in Book 3700, Page 107, Register's Office for Davidson County.

Beginning at a point in the easterly margin of Grayland Drive at the common corner of Lots 136 and 137, thence with the margin of said Drive, southerly 155 feet to a monument in the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a monument in the northerly margin of Nesbitt Lane; thence with the same easterly 198 feet to a point; thence leaving said Lane northwardly 180 feet to the common great corner of Lots 136 and 137: thence with the line between said lots, westerly 223 feet to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from MATTHEW SMITH, CO-TRUSTEE, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080313-0025207, dated January 3, 2008, said Register's Office.