PLEASE RETURN TO
GRISSIM TITLE
2309 CREST MOOR
NASHVILLE TN 37215

Davidson County DEEDWARR
Recvd: 09/24/08 11:01 3 pgs
Fees:18.00 Taxes:421.58
20080924-0097119

Revised 01/02/92
TN (Conventional)

REO No. A084609

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 James W. Holt _____ 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 1005 12th Ave. North, Nashville, TN 37208.

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, James W. Holt, and their assigns, forever.

Grantee, James W. Holt, whose address 1005 12th Ave. North, Nashville, TN 37208, 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 29th day of August 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Heidi Jones
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 [redacted], **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 29th day of August 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

MICHAEL J. SIMMONS
Notary Public,
State of Texas
Comm. Exp. 04-21-12

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

*-Heidi Jones

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,940.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF September.

Notary

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

My Commission Expires:

Map & Parcel: **092-04-0-105.00**

NEW OWNER: James W. Holt
1005 12th Ave. North
Nashville, Tennessee 37208

SEND TAX BILLS TO:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the northerly 34 1/2 feet of Lot(s) No. 65, as shown on the map entitled the Thomas Hardings First Addition to Nashville, of record in Plat Book 19, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said northerly part of Lot No. 65 fronts 34 1/2 feet on the westerly side of 12th Avenue North, formerly Clay Street and runs back between parallel lines 160 feet more or less, to an alley.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from AARON SQUYRES, of record as Instrument No. 20080312-0024958, dated March 7, 2008, said Register's Office.