Davidson County DEEDWARR
Recvd: 09/30/08 09:12 3 pg
Fees:18.00 Taxes:305.25

20080930-0098956

Revised 01/02/92
TN (Conventional)

REO No. A089518

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 **Benedict Cabatingan Vitualla** 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 916 Curdwood Blvd., Nashville, TN 37216.

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, **Benedict Cabatingan Vitualla** unmarried, and their assigns, forever.

Grantee, **Benedict Cabatingan Vitualla** unmarried, whose address 916 Curdwood Blvd., Nashville, TN 37216, 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 23rd day of September 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

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 23rd 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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF September 2008

Notary

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Map & Parcel: 061-10-0-171.00

NEW OWNER: Benedict Cabatingan Vitualla
916 Curdwood Blvd.
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the westerly half of Lot(s) No. 5, as shown on the map entitled the Plan of Maplewood Manor Subdivision, of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 5 fronts 50 feet on the southerly said of Curdwood Avenue, formerly Maplewood Boulevard and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from I. DYKE TATUM, SUBSTITUTE TRUSTEE, of record as Instrument No. 20080520-0051527, dated May 16, 2008, said Register's Office.