B0936
22573

Revised 01/02/92
TN (Conventional)

REO No. A086287

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 **Hugh Montrell Fentress and Tamara Evette Fentress** 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 1504 Mount Mitchell 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, **Hugh Montrell Fentress and Tamara Evette Fentress**, and their assigns, forever.

Grantee, Hugh **Montrell Fentress and Tamara Evette Fentress**, whose address 1504 Mount Mitchell 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 Assistant Secretary this 26th 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 26th 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
3455 Noel Road, Suite 600
Dallas, TX 75240

Davidson County DEEDWARR
Recvd: 10/01/08 10:36 3 pgs
Fees:18.00 Taxes:495.43
20081001-0099503

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF September .

Notary

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Map & Parcel: **135-14-0A-235.00**

NEW OWNER: Hugh Montrell Fentress and Tamara Evette Fentress
1504 Mount Mitchell Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:

Same as New Owner

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 235, as shown on the map entitled the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, page 842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from MATTHEW SMITH, CO TRUSTEE, of record as Instrument No. 20080414-0037163, dated April 4, 2008, said Register's Office.