PLEASE RETURN TO
GRISSIM TITLE
2309 CRESTMOOR RD
NASHVILLE TN 37215

Davidson County DEEDWARR
Recvd: 10/22/08 10:01 3 pg
Fees:18.00 Taxes:181.30
20081022-0105781

Revised 01/02/92
TN (Conventional)

REO No. A08F088

**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 **Harley M. Leftwich** _____ 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 208 Sunset Dr., Nashville, TN 37207.

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, **Harley M. Leftwich** _____, and their assigns, forever.

Grantee, **Harley M. Leftwich** _____, whose address 208 Sunset Dr., Nashville, TN 37207, 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. HARLEY M LEFTWICH AND HARLEY LEFTWICH ARE ONE AND THE SAME

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Assistant Secretary this 17th day of October 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 17th day of October 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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00.

Deborah Tubbs
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF October.

Margaret Sherbert
Notary

My Commission Expires:

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

**Map & Parcel: 060-12-0-039.00**

NEW OWNER: Harley M. Leftwich
927 RUSSEL ST
NASHVILLE TN 37206

SEND TAX BILLS TO: SAME AS NEW OWNER

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 29 and 30, Block C, as shown on the map entitled the Plan of Highland Park Subdivision, of record in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 29 and 30, Block C, fronts 75 feet on the southerly margin Sunset Drive and extend back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to FEDERAL NATIONAL MORTGAEG ASSOCIATION, by deed from AARON L. SQUYRES, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20080811-0082542, dated July 31, 2008, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $58,800.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $58,800.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.