Davidson County DEEDWARR
Recvd: 10/24/08 11:35 3 pgs
Fees:18.00 Taxes:529.10
20081024-0106528

Revised 01/02/92
TN (Conventional)

REO No. A081562

**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 **Juan M. Pena, married** 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 3501 Portbreeze Place, 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, **Juan M. Pena, married**, and their assigns, forever.

Grantee, **Juan M. Pena, married**, whose address 3501 Portbreeze Place, 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 14th 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 14th day of October 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

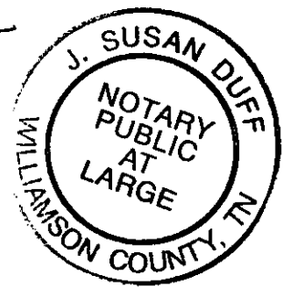
State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Juan M Peña
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF October, 2008.

Notary




My Commission Expires: 12-06-2011

**Map & Parcel: 150-16-0A-120.00**

NEW OWNER: Juan M. Pena, married
3501 Portbreeze Place
Antioch, Tennessee 37013

SEND TAX BILLS TO: **Southeast Financial Federal Credit Union**
**220 South Royal Oaks**
**Franklin, TN 37064**

File No.: 8845

# EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 74 on the Final Plat of Windhaven Shores, Section Four, of record in Instrument No. 20041222-0152517, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Maximiliano Crespo, by Warranty Deed from Classic Homes BOS, LP, dated October 28, 2005, as of record in Instrument No. 20051031-0131279, said Register's Office. AND Being the same property conveyed to Federal Natioanl Mortgage Association, by Successor Trustee's Deed, dated January 24, 2008, as of record in Instrument No. 20080312-0024945, said Register's Office.