Revised 01/02/92
TN (Conventional)

REO No. A086706

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 **Leland D. Watts** A married person 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 108 Roosevelt Avenue, Madison, TN 37115.

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, **Leland D. Watts** A married person, and their assigns, forever.

Grantee, **Leland D. Watts** A married person, whose address 108 Roosevelt Avenue, Madison, TN 37115, 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 October 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
Diane E. Sanders, Vice President

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 **Diane E. Sanders, Vice President** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal at office, this 29th 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

Davidson County DEEDWARR
Recvd: 10/30/08 10:44 4 pgs
Fees:23.00 Taxes:205.35
20081030-0108269

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the East half of Lot(s) No. 8 and all of Lot(s) No. 9 of Block "B", as shown on the map entitled the Map of Kennaston Estates, of record in Plat Book 843, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot and part of said lot front together 75 feet on the southerly side of Roosevelt Street and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from AARON SQUYRES, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20080417-0038670, dated April 9, 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 $66,600.00 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 $66,600.00 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.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF October 2008.

Notary

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: 043-05-0-141.00

NEW OWNER: Leland D. Watts, a married person
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS TO: Leland D. Watts, a married person
2819 Gallatin Road
Nashville, TN 37216

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

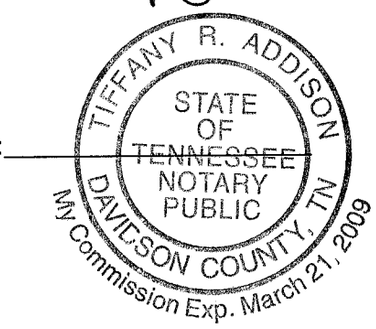
Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison



My Commission Expires: