Revised 01/02/92
TN (Conventional)

REO No. A08D748

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 **David A. Power** 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 109 Rifle Range Road, Old Hickory, TN 37138.

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, **David A. Power**, and their assigns, forever.

Grantee, **David A. Power**, whose address 109 Rifle Range Road, Old Hickory, TN 37138, 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 November 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 November 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

Davidson County DEEDWARR
Recvd: 11/18/08 11:10 4 pgs
Fees:23.00 Taxes:288.60
20081118-0113712

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

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

Notary

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

My Commission Expires:

Map & Parcel: **053-16-0-305.00**

NEW OWNER: David A. Power
109 Rifle Range Road
Old Hickory, Tennessee 37138

SEND TAX BILLS TO: PHH Mortgage Corp. dba InstaMortgage.com
3000 Leadenhall Road
Mt. Laurel, NJ 08054

LEGAL DESCRIPTION

Land being located in the Fourth Councilmanic District of Lakewood, Davidson County, Tennessee, being Tax Map 53-16, Parcel 305 and property of Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, Registers Office Davidson County, Tennessee, (R.O.D.C., TN), being more particularly described as follows:

Beginning at an iron pipe (old), being the southeast corner of the herein described property and the southwest corner of (Map 53-16 Parcel 84), remaining property of said Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, (R.O.D.C., TN), and the northeast corner of the Jana L. Reasonover property of record in Instrument No. 20030221-0023310 (R.O.D.C., TN), and a common corner with the Mary E. Blanchette property of record in Deed Book 3372, Page 149 (R.O.D.C., TN); Thence, with Reasonover northerly line, S 80 deg 27' 00" W 203.18' to a point in the centerline of Rifle Range Road, passing a witness pin (new) at 185.18';

Thence, with the centerline of said Road, N 09 deg 33' 00" W 100.00' to a point in the centerline of Rifle Range Road, being the northwest corner of the herein described property;

Thence, leaving said centerline of Rifle Range Road and running with the southerly property line of Joel Eric Hale of record in Instrument No. 20060213-0017186 (R.O.D.C., TN), N 80 deg 27' 00" E 203.18' to an iron pin (new), passing a witness pin (new) at 18.00', to common corner with property of Thomas I. Hanner of record in Deed Book 10528, Page 36, (R.O.D.C., TN), and being the northeast corner of the aforementioned remaining property of Yvonne M. and Deineka J. Chance, (Parcel 84):
Thence, with said remaining Chance westerly line, S 09 deg 33' 00" E 100.00' to the Point of Beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from SHELLIE WALLACE, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20080717-0073183, dated July 10, 2008, said Register's Office.

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: 