Davidson County DEEDWARR
Recvd: 11/21/08 10:35 2 pgs
Fees:13.00 Taxes:168.35

20081121-0114595

Revised 01/02/92
TN (Conventional)

REO No. A087826

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 **Salma Nadir Khalfani, 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 714 Apple Court, Nashville, TN 37211.

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, **Salma Nadir Khalfani, a married person**, and their assigns, forever.

Grantee, **Salma Nadir Khalfani, a married person**, whose address 714 Apple Court, Nashville, TN 37211, 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) HEIDI A. JONES Notary Public, State of Texas My Commission Expires 02-19-10

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby, Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS)

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)

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

Please return to:
TITLE & ESCROW CO. INC.
Suite 101

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00.

Affiant

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

Notary

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My Commission Expires: 1/23/10

Map & Parcel: 162-09-0C-714.00

NEW OWNER: Salma Nadir Khalfani, a married person
714 Apple Court
Nashville, Tennessee 37211

SEND TAX BILLS TO: New Owner

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. B, Lot No. 19, on the Plan of Cedarwood Condominiums Revised No. 2, of record in Book 5200, Page 349, and as described in Master Deed of record in Book 5707, Page 121; amended in Book 5720, Page 912; and further amended in Book 5776, Page 741, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard M. Williams, unmarried by deed from Lori C. Webb, unmarried, dated March 29, 1995, recorded April 3, 1995, of record in Book 9633, Page 898, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joey Mayfield and wife, Lori Mayfield by deed from Richard M. Williams, a single man, dated June 14, 2007, recorded July 2, 2007, of record in Instrument No. 20070702-0078758, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Greg Ivester, Co-Trustee, dated May 6, 2008, recorded May 9, 2008, of record in Instrument No. 20080509-0047976, Register's Office for Davidson County, Tennessee.