Revised 01/02/92
TN (Conventional)

REO No. A08H325

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 **William A. Williams*** 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:

*an unmarried man

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 104 Claudia Drive, 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, **William A. Williams**, and their assigns, forever.

Grantee, **William A. Williams**, whose address 104 Claudia Drive, 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 26th 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 26th 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

Davidson County DEEDWARR
Recvd: 12/04/08 13:17 4 pgs
Fees:23.00 Taxes:407.00
20081204-0117620

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Connie Buchanan
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF November, 2008.

Notary

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6-30-10

Map & Parcel: **044-13-0-042.00**

NEW OWNER: William A. Williams
104 Claudia Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
First Community Mortgage, Inc.
1610 S. Church Street, Ste. A
Murfreesboro, TN 37120

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 4, as shown on the map entitled the Plan of Knoll Subdivision, of record in Plat Book 2330, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from PHILIP M. KLEINSMITH, TRUSTEE, of record as Instrument No. 20080902-0089822, dated August 21, 2008, said Register's Office.

AFFIDAVIT AND INDEMNIFICATION AS TO DEBTS AND LIENS

REO Case # A08H325

Fannie Mae Loan # 1683218633
Subject Property: 104 Claudia Drive
Old Hickory, Tennessee 37138

AFFIDAVIT

STATE OF TEXAS §
COUNTY OF DALLAS §

Upon oath, on this 21st day of November 2008, Fannie Mae deposes, says and represents that, to the best of its knowledge, all debts for plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antenna, carpeting, rugs, lawn sprinkling systems, venetian blinds, widow shades, draperies, electrical appliances, fences, street paving, any construction management services, rental equipment, appliances and tools or any personal property or fixtures that are located on the subject property or for labor or material used in the construction, alteration, repair or removal of improvements on the subject property have now or will be paid.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby

Title: **Assistant Secretary**

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

SUBSCRIBED AND SWORN TO BEFORE ME on this 21st day of November 2008.

NOTARY PUBLIC STATE OF TEXAS
HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-10

_____
Notary Public

INDEMNIFICATION

In consideration of Bicentennial Title & Escrow, having an address of 2280 Rosa L. Parks Blvd, Suite 300, Nashville, Tennessee 37228 ("Title Company") issuing a title insurance policy without exception for any debts, presently existing, for unrecorded lien or right to a lien for services, labor or material and for other good and valuable consideration, receipt of which is hereby acknowledged, Fannie Mae agrees to indemnify, defend and hold Title Company harmless from and against any and all claims, demands, or causes of action, of any kind or natures, arising as a result of the existence of such debts or liens.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby

Title: **Assistant Secretary**

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938