Davidson County DEEDWARR
Recvd: 12/12/08 09:59 2 pgs
Fees:13.00 Taxes:954.05

20081212-0119622

Revised 01/02/92
TN (Conventional)

FannieMae#1693239018

STATE OF TENNESSEE) ss.
COUNTY OF Davidson

SPECIAL WARRANTY DEED

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, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY, 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:

The property is commonly known as 204 Springhaven Court, Nashville, TN 37221 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book _____, Page _____, _____ County, Tennessee,

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, UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY and their assigns, forever.

Grantee, UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY 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 04TH DAY OF November 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
Lori R. Elder - Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, COURTNEY SCHNELL, a Notary Public within and for the State and county aforesaid, personally appeared Lori R. Elder with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the ASST. Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he as such ASST. 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 Asst. Vice President.

Witness my hand and seal at office, this 04TH DAY OF November 2008.

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

COURTNEY M. SCHNELL
Notary Public, State of Texas
My Commission Expires 01-08-09

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
INTERNATIONAL PLAZA II
14221 DALLAS PARKWAY
DALLAS, TX 75254

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

Exhibit "A"

Being Lot No. 24 on the Plan of Riverwalk, Phase 1A, Section 1, as of record in Instrument No. 20011026-0117231, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Philip M. Kleinsmith, Trustee, of record in Instrument No. 20080623-0064389, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON **The actual consideration or value, whichever is greater, for this transfer is $257,852.00.**

Subscribed and sworn to before me this 10th **day of December, 2008.**

My Commission Expires:

9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

Map/Parcel: 126-16-0 A 024.00 CO

New owner: UNITED GUARANTY
230 N ELM ST 7TH FLOOR
GREENSBORO, NC 27401

Name and Address of person responsible for taxes:

EDWARD C. HISRICH and wife, JULIE A. HISRICH

209 SPRINGHAVEN Ct.
NASHVILLE, TN 37221