Davidson County DEEDWARR
Recvd: 12/16/08 11:03 2 pgs
Fees:13.00 Taxes:543.53
20081216-0120426

Revised 01/02/92
TN (Conventional)

REO No. A08N221

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 **Steven T Delaney** and wife, Dandi Delaney 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 2320 Willesden Green Court, Hermitage, TN 37076.

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, **Steven T Delaney** and wife, Sandi Delaney, and their assigns, forever.

Grantee, **Steven T Delaney** and wife, Sandi Delaney whose address 2320 Willesden Green Court, Hermitage, TN 37076, 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 15th day of December 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 15th day of December 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)
CHRISSY GRENNIER
Notary Public, State of Texas
My Commission Expires
September 21, 2011

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF December 2008.

Notary

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO.

My Commission Expires: 11. 28-09

Map & Parcel: 086-08-0a-052.00

NEW OWNER: Steven Delaney, a married person
2320 Willesden Green Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

Countrywide Bank, FSB
801 Crescent Center Dr., #510
Franklin, TN 37067

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 451, Phase III-A Camden Woods, as shown on plan of Record filed in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee.

~~Being the same proeprty conveyed to Steven T. Delaney and wife, Sandi Delaney by Special Warranty Deed from Federal National Mortgage Association, and filed of Record in Instrument No. _____, Register's Office for Davidson County, Tennessee.~~

Being the same property conveyed to Federal National Mortgage Association by Deed from Arnold M. Weiss, as Substitute Trustee, filed of record in Instrument No. 20081106-0110436, Register's Office for Davidson County, Tennessee.