Davidson County DEEDWARR
Recvd: 12/19/08 09:50 3 pgs
Fees:18.00 Taxes:477.30
20081219-0121380

Revised 01/02/92
TN (Conventional)

REO No. A08D746

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 **Henry Pile** unmarried 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 1216 Preston Dr., Nashville, TN 37206.

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, **Henry Pile** unmarried, and their assigns, forever.

Grantee, **Henry Pile** unmarried, whose address 1216 Preston Dr., Nashville, TN 37206, 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 11th 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 11th 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 $129,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF December, 2008.

Notary

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1-24-09

My Commission Expires:

Map & Parcel: **083-04-0-121.00**

NEW OWNER: Henry Pile
1216 Preston Dr.
Nashville, Tennessee 37206

SEND TAX BILLS TO:

Countrywide Bank, FSB
P.O. Box 10423
Van Nuys, CA 91410-0423

Return to
ATOMIC ESCROW
20081100211
PO BOX 60868
Nashville, TN 37206

LEGAL DESCRIPTION

Being parts of Lots Nos. 30 and 31 on the Plan of Rosebank Subdivision of the J.W.C. Church Tract, as of record in Book 547, Page 48, Register's Office for said County, described as follows:

Beginning on the westerly margin of Preston Drive, formerly Preston Avenue, at a point being 240 feet northerly from the northwest intersection of Carter Street and Preston Drive, formerly Preston Avenue; thence with the westerly margin of said Preston Drive, formerly Preston Avenue, northerly 100 feet to the southeast corner of the property conveyed to Arvil H. Cubbins, et al by deed from William F. Carr and wife, of record in Book 2748, Page 77, said Register's Office; thence with said Cubbins' southerly boundary line westerly 260 feet, more or less, to a point in the line between Lots Nos. 29 and 30; thence with the line between said two lots southerly 50 feet; thence south 54 degrees 10 minutes east 113 feet; thence easterly 160 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated July 10, 2008 from Shellie Wallace, Co-Trustee of record in Instrument Number 20080717-0073227, said Register's Office.