Davidson County DEEDWARR
Recvd: 12/22/08 10:11 4 pgs
Fees:23.00 Taxes:236.80
20081222-0121749

Revised 01/02/92
TN (Conventional)

REO No. A087593

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

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 **Kristin Martinez** 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 411 Neil Ave., 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, **Kristin Martinez** unmarried, and their assigns, forever.

Grantee, **Kristin Martinez** unmarried, whose address 411 Neil Ave., 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 15th day of December 2008.

(CORPORATE SEAL)

~~FEDERAL NATIONAL MORTGAGE ASSOCIATION~~

By: _____

~~Christopher Irby, Assistant Secretary~~
Diane E. Sanders
Vice President

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

*- Vice President
**-Diane E. Sanders

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00.

Blair Ragle
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF Dec 2008.

Notary

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 2, 2011

Map & Parcel: **082-12-0-060.00**

NEW OWNER: Kristin Martinez
411 Neil Ave.
Nashville, Tennessee 37206

SEND TAX BILLS TO: Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

LEGAL DESCRIPTION

Land being located in Davidson, County, Tennessee, being Lot No. 1 shown on the Plan of Re-subdivision of Lot Nos. 181, 182 and part of 180, of the Neill S. Brown Subdivision, said Plan of Re-subdivision being of record in Book 4350, page 154 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument set in the easterly margin of Neill Avenue, said monument being the common corner of Lot. Nos. 1 and 2; thence with the common boundary lines of said Lot Nos. 1 and 2 north 82 degrees 44' East 100.52 feet to a point, and North 47 degrees 02' East 58.53 feet to a point in the westerly margin of an unnamed alley; thence with the margin of said alley North 7 degrees 16' East 21.28 feet to a concrete monument marking the beginning of a curve to the left or northwest at the southwesterly corner of the intersection of said alley and Marina Street; thence with said curve to the left or northwest 23.51 feet to a concrete monument in the southerly margin of Marina Street, at the end of said curve; thence with the said southerly margin of Marina Street North 82 degrees 36' West 119.09 feet to a concrete monument at the beginning of a curve to the left or Southwest, at the southeasterly corner of Marina Street and Neill Avenue; thence with said curve to the left or southwest 39.18 feet to a concrete monument at the end of said curve in the Easterly margin of Neill Avenue; thence with said margin of Nell Avenue South 7 degrees 16' West 43.00 feet to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from EVERETT L. HIXSON, JR., SUCCESSOR TRUSTEE, of record as Instrument No. 20080702-0068302, dated April 24, 2008, said Register's Office.

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).