Davidson County - DEEDWARR
Recvd: 02/03/09 11:52 3 pgs
Fees:18.00 Taxes:172.05

20090203-0009143

Revised 01/02/92
TN (Conventional)

REO No. A08B734

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 **Leland D. Watts, a married person** 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 3314 Clifton Ave., Nashville, TN 37209.

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, **Leland D. Watts, a married person**, and their assigns, forever.

Grantee, **Leland D. Watts, a married person**, whose address 2819 Gallatin Rd. 3314 Clifton Ave., Nashville, TN 37216 37209, 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 28th day of January 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston, 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 **Colleen Liston, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that she 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 herself as **Assistant Secretary**.

Witness my hand and seal at office, this 28th day of January 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

ARIANNA KING
Notary Public, State of Texas
My Commission Expires
April 12, 2010

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF January, 2009

Notary 1-9-12

My Commission Expires:



Map & Parcel: 092-05-0-266.00

NEW OWNER: Leland D. Watts, a married person

SEND TAX BILLS TO:

Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 99, as shown on the map entitled the Plan of College Hill, Section 4, of record in Plat Book 2330, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 99 fronts 58.02 feet on the northerly side of Clifton Avenue and extends back 131.8 feet on the westerly line and 131.4 feet on the easterly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from I. DYKE TATUM, SUBSTITUTE TRUSTEE, of record as Instrument No. 20080623-0064065, dated June 20, 2008, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $55,800.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $55,800.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.