Davidson County DEEDWARR
Recvd: 02/23/09 12:51 4 pgs
Fees:23.00 Taxes:1332.00
20090223-0015549

Revised 01/02/92
TN (Conventional)

REO No. A08F200

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 **Jun-Song Chen and Li Peng** husband and wife 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 6609 Highway 100, Nashville, TN 37205.

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, **Jun-Song Chen and Li Peng** husband and wife, and their assigns, forever.

Grantee, **Jun-Song Chen and Li Peng** husband and wife, whose address 6609 Highway 100, Nashville, TN 37205, 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 20th day of February 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 20th day of February 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 $360,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF February 2009.

Notary

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: **129-12-0D-001.00-CO**

NEW OWNER: Jun-Song Chen and Li Peng
6609 Highway 100
Nashville, Tennessee 37205

SEND TAX BILLS TO: Delmar Financial Company, ISAOA/ATIMA
1030 Woodcrest Terrace
St. Louis, MO 63141

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A of Highway 100 II Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Highway 100 II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20060929-0120655, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Highway 100 II Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument 20060929-0120655, and By-Laws appended thereto as Exhibit "C", said Register's Office , are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from PHILIP M. KLEINSMITH, TRUSTEE, of record as Instrument No. 20080812-0082826, dated July 31, 2008, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: 