Revised 01/02/92
TN (Conventional)

REO No. A082852

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 **Keith D. Jackson** An unmarried man 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 912 Woodmont Blvd., Nashville, TN 37204.

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, **Keith D. Jackson** An unmarried man, and their assigns, forever.

Grantee, **Keith D. Jackson** An unmarried man, whose address 912 Woodmont Blvd., Nashville, TN 37204, 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 27th day of February 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston, Assistant Secretary

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

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 27th 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

Davidson County DEEDWARR
Recvd: 03/03/09 15:30 4 pgs
Fees:23.00 Taxes:795.50
20090303-0018900

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 27th 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: **118-10-0-079.00**

NEW OWNER: Keith D. Jackson
912 Woodmont Blvd.
Nashville, Tennessee 37204

SEND TAX BILLS TO: Countrywide Bank, FSB
801 Crescent Center Dr. #510
Franklin, TN 37067

LEGAL DESCRIPTION

Land being located in Davidson County, Tennessee, being described as follows:
Being the westerly part of Lot No. 47 on the map of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, Page 2. Register's Office for Davidson County, Tennessee, described according to a survey by T. M. Sanford, Surveyor, dated November 22. 1958, as follows:
Beginning at a point in the north margin of Woodmont Boulevard at a cross cut on a rock in the center line of Brown's Creek, being in the easterly line of the property known as Woodmont Terrace, thence down said creek partly along the bank thereof, and along the east line of Woodmont Terrace Property, northeasterly 503 feet to an iron pin in the southerly margin of the Old Glendale Carline right-of-way; thence with the margin of the same southeasterly 77 feet to a point at the corner of Lots Nos. 47 and 48, being the north corner of the property conveyed to Louise Halloran by deed of record from in Book 2860, Page 339, said Register's Office; thence with her west line South 17 degrees West 446.6 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of the same North 84 degrees 23' West 126 feet to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from PHILIP M. KLEINSMITH, TRUSTEE, of record as Instrument No. 20080226-0018854, dated February 7, 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:_____