BOX 10-A

Revised 01/02/92
TN (Conventional)

REO No. A08K181

**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 **James Robert Henry and wife, Cynthia Aleen Henry** 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 409 Wellington Square, Nashville, TN 37214.

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, **James Robert Henry and wife, Cynthia Aleen Henry**, and their assigns, forever.

Grantee, **James Robert Henry and wife, Cynthia Aleen Henry**, whose address 409 Wellington Square, Nashville, TN 37214, 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 13th day of March 2009.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

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 13th day of March 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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
T20090017731 DEEDWARR
Recvd: 03/17/09 10:53 3 pgs
Fees:18.00 Taxes:765.53
20090317-0023865

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF March

Notary

ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23 2009

My Commission Expires:

**Map & Parcel: 085-11-0-108.00**

NEW OWNER: James Robert Henry and wife, Cynthia Aleen Henry
409 Wellington Square
Nashville, Tennessee 37214

SEND TAX BILLS TO:

Countrywide Bank, FSB
2021 North Gallatin Rd.
Suite 280
Madison, TN 37115

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 1, as shown on the map entitled Re-subdivision of Lot 2 Wellington Square Subdivision, of record in Plat Book 9700, page 701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from EVERETT L. HIXON, JR., SUCCESSOR TRUSTEE, of record as Instrument No. 20090129-0007636, dated January 6, 2009, said Register's Office.