Revised 01/02/92
TN (Conventional)

REO No. A083054

Davidson County DEEDWARR
Recvd: 05/13/09 14:16 4 pgs
Fees:23.00 Taxes:199.80
20090513-0044180

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 **John Paul Wilcher** A single 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 5208 Little Marrowbone Road, Ashland City, TN 37015.

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, **John Paul Wilcher** A Single MAN, and their assigns, forever.

Grantee, **John Paul Wilcher** A Single MAN, whose address 5208 Little Marrowbone Road, Ashland City, TN 37015, 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 8th day of ~~April~~ MAY 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 8th day of ~~April~~ May 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00.

John Paul Wilcher
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF May, 2009

Notary

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

My Commission Expires:

Map & Parcel: **045-00-0-0-003.00**

NEW OWNER: John Paul Wilcher
5208 Little Marrowbone Road
Ashland City, Tennessee 37015

SEND TAX BILLS TO: PHH Mortgage Services
1 Mortgage Way
Mt. Laurel, NJ 08054

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a rock on the South side of Little Marrowbone Road, in the Leslie line; thence with said road as follows: South 50 deg. West 25 poles; South 25 deg. West 15 poles; South 30 deg. West 20 poles; South 56 deg. West 35 poles; South 51 deg. West 20 poles; South 35 deg. West 22 poles to a point in the center of said road; thence North 39 deg. West 11 poles; thence North 1 deg. West 14 poles; thence North 18 deg. East 10 poles; thence North 27 deg. East 39 poles; thence North 63 deg. East 24 poles; thence North 74 deg. East 24 poles; thence North 78 deg. East 32 poles to a rock, the point of beginning, containing 22 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND.

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, which was conveyed to Edgar Merritt and wife, Fredia Merritt by Deed of record in Book 4344, Page 481, Register's Office for Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin in the center of Little Marrowbone Road; thence, with the center of said road as follows; South 54 deg. West 85 feet and South 35 deg. 30' West 363 feet; thence, leaving the said road, North 39 deg. West, 181.5 feet; thence North 1 deg. West 231 feet; thence North 18 deg. East 165 feet; thence North 27 deg. East 151.5 feet; thence a new line, South 41 deg. East 422.4 feet to the point of beginning, containing, 3.25 acres, according to survey of Cummings Surveying Company, dated June 18, 1969.

Being the same property conveyed to Federal National Mortgage Association by Successor Trustee's Deed, dated February 12, 2008, of record in Instrument Number 20080310-0023869, 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: _____

