Davidson County DEEDWARR
Recvd: 05/14/09 10:48 3 pgs
Fees:18.00 Taxes:314.50
20090514-0044361

Revised 01/02/92
TN (Conventional)

REO No. A064529

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 **Howard A. Bell, Jr., an unmarried 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:

Land in Davidson County, Tennessee, being Lot(s) 260, as shown on the map entitled Towne Village of the Country Section 3, of record in Plat Book 5200, page(s) 268 and 269, 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 VALERIE ANN SPICER, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20060609-0068393, dated May 30, 2006, said Register's Office.

The property is commonly known as 204 Towne Valley Court, Antioch, TN 37013.

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, **Howard A. Bell, Jr., an unmarried person**, and their assigns, forever.

Grantee, **Howard A. Bell, Jr., an unmarried person**, whose address 204 Towne Valley Court, Antioch, TN 37013, 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 30th day of April 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 30th day of April 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 $85,000.00.

Affiant

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

Notary

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

My Commission Expires:

Map & Parcel: **150-10-0-088.00**

NEW OWNER: Howard A. Bell, Jr., an unmarried person
204 Towne Valley Court
Antioch, Tennessee 37013

SEND TAX BILLS TO: Franklin American Mortgage Company
501 Corporate Centre Drive Ste 400
Franklin, TN 37067

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:

