Revised 01/02/92
TN (Conventional)

REO No. A08M861

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 **Dennis Stepp** 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 111 Shakespeare Avenue, Madison, TN 37115.

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, **Dennis Stepp**, and their assigns, forever.

Grantee, **Dennis Stepp**, whose address 111 Shakespeare Avenue, Madison, TN 37115, 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 22nd day of May 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 22nd day of May 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: 06/04/09 12:07 4 pgs
Fees:23.00 Taxes:120.25
20090604-0051764

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF May, 2009.

Notary

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

My Commission Expires:

Map & Parcel: 034-09-0-090.00

NEW OWNER: Dennis Stepp
207 Bluegrass Circle
Lebanon, TN 37090

SEND TAX BILLS TO: Dennis Stepp
207 Bluegrass Circle
Lebanon, TN 37090

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) Nos. 29, 30 and 31 of Block A, as shown on the map entitled the Plan of Edenwold City, of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots Nos. 29, 30 and 31, adjoin and front 25 feet each on the northerly side of Shakespeare Avenue and run back between parallel lines 110 feet to a 15-foot alley in the rear.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from GREG IVESTER, CO TRUSTEE, of record as Instrument No. 20081029-0107705, dated October 23, 2008, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, 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.

Donald Taylor

State of Tennessee

County of Davidson

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

Tiffany R Addison

My Commission Expires:_____



My Commission Expires MAR. 4, 2013