Revised 01/02/92
TN (Conventional) REO No. A08I741

**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 **Luis A. Galarza** _____ 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 2913 Katonka 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, **Luis A. Galarza** _____, and their assigns, forever.

Grantee, **Luis A. Galarza** _____, whose address 2913 Katonka 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 5th day of June 2009.

(CORPORATE SEAL)

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: _____
**Christopher Irby, 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 **Christopher Irby, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that he 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 himself as **Assistant Secretary**.

Witness my hand and seal at office, this 5th day of June 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-10

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

BILL GARRETT, Davidson County
Trans:T20090039895 DEEDWARR
Recvd: 06/16/09 09:19 3 pgs
Fees:18.00 Taxes:638.62
20090616-0055717

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~/ $172,600.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF June 2009

Notary

My Commission Expires:

**Map & Parcel:** **174-11-0A-341.00-CO**

NEW OWNER: Luis A. Galarza
2913 Katonka Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:

Prime Lending
18111 Preston Rd
Ste 900
Dallas TX 75252

Delores I. de Priest
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 240, as shown on the map entitled Cane Ridge Farms, Phase VI, Section One, of record as Instrument No. 20050209-0015098, 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 ROBERT M. WILSON, JR., TRUSTEE, of record as Instrument No. 20080915-0094276, dated September 11, 2008, said Register's Office.