BILL GARRETT, Davidson County
Trans:T20090042621 DEEDWARR
Recvd: 06/25/09 14:47 4 pgs
Fees:23.00 Taxes:425.50
20090625-0059264

(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNF-090500088S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Sarah Enos	SEND TAX BILL TO: Sarah Enos Bank of America	MAP/PARCEL NUMBERS: Map 135
(Name) 306 Nashboro Greens Way	(Name) Box 961291	Group 11-0-C
(Address) Nashville, TN 37217	(Address) Fort Worth, TX 76161-0921	Parcel 075.00CO
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, FEDERAL NATIONAL MORTGAGE ASSOCIATION, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sarah Enos,* the Grantees herein, their successors, heirs and assigns, that certain * a married woman

X improved unimproved real estate located at 306 NASHBORO GREENS WAY, NASHVILLE, TN, 37217, in DAVIDSON County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the June 5, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
By Morris Hardwick Schneider as Attorney-in-Fact

BY: _____

Name: Jennifer Mhaw

Its: Partner

State of TENNESSEE
County of RUTHERFORD

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Mhaw who acknowledged to me that she/he is partner (Title of person signing) of Morris Hardwick Schneider (Name of Company), the attorney-in-fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION, and that in its capacity as attorney-in-fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION she/he executed, signed and delivered the above and foregoing instrument after having been authorized by FEDERAL NATIONAL MORTGAGE ASSOCIATION and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 5TH day of JUNE, 2009

Angela Howard NOTARY PUBLIC STATE OF TENNESSEE Rutherford County, Tennessee

Notary Public

My Commission Expires: 2-27-10

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Affiant

Subscribed and sworn to before me this 6/5/09.

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/18/2012

RE: 306 NASHBORO GREENS WAY, NASHVILLE, TN 37217

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Unit No. 232, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 200104230039877of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

This being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed of Nationwide Trustee Services, Inc. recorded December 11, 2008 in Instrument No. 20081211-0119486, Register's Office for Davidson County, Tennessee.

EXHIBIT

RE: 306 NASHBORO GREENS WAY, NASHVILLE, TN 37217

EXHIBIT

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 306 NASHBORO GREENS WAY, NASHVILLE, TN 37217