BILL GARRETT, Davidson County
Trans:T20130003101 DEEDQC
Recvd: 01/11/13 10:10 3 pgs
Fees:18.00 Taxes:173.29
20130111-0003696

This Instrument Was Prepared By:
Wilson & Associates, PLLC
1521 Merrill Dr., Ste D-2210
Little Rock, AR 72211

Address New Owner as:	Send Tax Bills to:	Map-Parcel Follows:
3863 Cantarutti Rd.	3863 Cantarutti Rd.	029 00 0 196.00
Joelton, TN 37080	Joelton, TN 37080	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Federal National Mortgage Association, for and in consideration of the sum of Ten and No/100 Dollars ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Phillip J. Hostettler and Joyce M. Hostettler, his heirs and assigns, its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, August 12, 1959, as follows:

Beginning at an iron pin on the Southerly margin of Cantarutti Road at the Southwest corner of the property conveyed to Charles L. Bixler and wife by deed from Reau E. Polk, Jr., Trustee, of record in Book 2992, Page 585, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said road South 55 degrees West 125 feet to an iron pin; thence South 35 degrees 15 minutes East 335 feet more or less to the center of a branch; thence with same North 9 degrees 20 minutes East 154.3 feet to said Bixler's Southeast corner; thence with said Bixler's Southern boundary line North 36 degrees West 250 feet more or less to the beginning, containing 0.8 acres more or less.

Being the same property conveyed to Phillip J. Hostettler and Joyce M. Hostettler by Warranty Deed recorded December 10, 1960, at Book 3164, Page 263, Register's Office for Davidson County, Tennessee.

Commonly known as: 3863 Cantarutti Road, Joelton, Tennessee 37080.

Tax Parcel No.: 029 00 0 196.00

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Kristin A. Camp, Successor-Trustee, recorded on September 27, 2012, as Instrument No. 20120927-0087874, in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my ~~hand~~ this 2nd day of January, 2013 ~~2012~~

By: _____

Printed Name: Christopher Wolfe

Title: Assistant Vice President

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Dallas

This day personally appeared before me, the undersigned duly commissioned, qualified, and acting Notary Public, the within named Christopher Wolfe, to me personally well-known, or satisfactorily proven to be, said person, who stated that he/she is the Assistant Vice President of Federal National Mortgage Association, and is duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated that he/she has executed said instrument for the consideration, uses, and purposes therein stated.

Witness my hand and seal at office in Texas this ~~2~~ TS 2 day of January, ~~2012~~ 2013.

_____
Notary Public

TERESA SKINNER
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-22-13

My Commission Expires: 8-22-13

The actual consideration for this transfer is $ 46,835.78.

Affiant

Subscribed and sworn to before me on this 8th day of Jan., 2013.

Notary Public

Kristi L. Smith
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 03/11/2015

My Commission Expires: 3-11-15