BILL GARRETT, Davidson County
Trans:T20130071055 DEEDWARR
Recvd: 08/19/13 08:54 4 pgs
Fees:22.00 Taxes:0.00
20130819-0086619

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Duval
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,888.27.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2013

JAMIE VILLALON
Notary Public - State of Florida
My Comm. Expires Jan 4, 2016
MY COMMISSION EXPIRES
Commission # EE 157208
(A Bonded Through National Notary Assn.

Notary Public

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, Texas 75204

[Space Above This Line For Recording Data] tax id # 043020A 11900 CO

Loan No.:0596941050
Investor No.: 1704060958

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Federal National Mortgage Association	Nationstar Mortgage LLC
(NAME)	(NAME)
3900 Wisconsin Avenue, NW	350 Highland Drive
(ADDRESS)	(ADDRESS)
Washington, DC 20016-2892	Lewisville, Texas, 75067
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

WHEREAS, Federal National Mortgage Association (the "Grantee"), is the owner and holder of a certain promissory note dated June 12th, 2007, from Joel Tommy Lanfair, a single person (the "Grantor"), to the Grantee, in the original principal amount of eighty thousand two hundred seventy five and 00/100 Dollars ($ 80,275.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20070615-0071791, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0596941050
Investor No.: 1704060958

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Joel Tommy Lanfair, married ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Tennessee Home Loans, a Division of First Tennessee Bank, N.A. , Grantee, recorded on June 15th, 2007 in Book N/A , Page N/A , Instrument No. 20070615-0071791 , and assigned by Assignment to Federal National Mortgage Association recorded simultaneously herewith in the Register of Deeds of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joel Tommy Lanfair, a single person , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association , the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved / unimproved property, known as 113 Cedarwood Lane, Madison, Tennessee 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 12 day of July 2013.

GRANTOR

Joel Tommy Lanfair

Loan No.: 0596941050
Investor No.: 1704060958

GRANTOR ACKNOWLEDGMENT

State of Florida §
§
County of Duval §

On this 12 day of July, 2013 before me personally appeared Joel Tommy Lanfair

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

JAMIE VILLALON
Notary Public - State of Florida
My Comm. Expires Jan 4, 2016
Commission # EE 157205
Bonded Through National Notary Assn.

Jamie Villalon
Notary Signature

Jamie Villalon
Printed Name

Notary Public
Title of Officer notary

My commission expires: 01/04/2016

EXHIBIT A

BEING LOT NO. 113 ON THE PLAN OF CEDARWOOD COURTYARD HOMES AS OF RECORD IN BOOK 5200, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Warranty deed recorded in # 20070615.0071790 grantors source of title R.O.D.C.