

**OPINION SUMMARY**

**MISSOURI COURT OF APPEALS EASTERN DISTRICT**

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Respondent,	)	Nos. ED99061 and ED99062
	)	Appeal from the Circuit Court
	)	of St. Louis County
vs.	)	Honorable Patrick Clifford
	)	
HARVEY L. PACE and CHRISTINE PACE, Appellants.	)	Filed: October 1, 2013

The defendants, husband and wife Harvey and Christine Pace, appeal the grant of summary judgment entered by the Circuit Court of St. Louis County in favor of the plaintiff, Federal National Mortgage Association (“Fannie Mae”), quieting title to certain real property in Fannie Mae’s name.

REVERSED AND REMANDED.

DIVISION FOUR HOLDS: The trial court erred when it determined as a matter of law that the deed of trust naming only the husband, Harvey L. Pace, a married man, and signed only by him, conveyed a valid first-priority lien encumbering the entire property held by the defendants as tenants by the entirety, including the interest held by the wife, Christine Pace.

Opinion by: Lawrence E. Mooney, P.J. Patricia L. Cohen, J., and Kurt S. Odenwald, J. concur.

Attorney for Appellants: Jane C. Hogan

Attorneys for Respondent: Scott B. Mueller and Kristin J. Steinkamp

**THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD NOT BE QUOTED OR CITED.**