Davidson County DEEDWARR
Recvd: 03/04/02 16:20 2pgs
Fees:13.00 Taxes:199.80
20020304-0027088

Revised 01/02/92
TN (Conventional)

REO No. A014489

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

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, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **JERRY A. GINGERICH AND WIFE, JUDITH E. GINGERICH of Goodlettsville, Tennessee,** their heirs and 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:

The property is commonly known as 2124 Oakwood Avenue, Tennessee 37207 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office as Instrument No.20011227-0142365, Davidson County, Tennessee

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, Jerry A. Gingerich and Judith E. Gingerich, their heirs and assigns, forever in fee simple.

Grantee, **JERRY A. GINGERICH AND WIFE, JUDITH E. GINGERICH** whose address **1674 CAMPBELL ROAD GOODLETTSVILLE, TENNESSEE, 37072,** 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 Vice President, this 20th day of February **2002.**

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____

Patricia Manson Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patricia Manson with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal at office, this 20th day February **2002.**

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-02

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 287, on the Plan of Shepardwood, Section 3, of record in Plat Book 5210, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed of record as Instrument No.20011227-0142365, Davidson County, Tennessee.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS 20th DAY OF February 2002.

Notary

MY COMMISSION EXPIRES:

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002