#5299
B0213

Davidson County DEEDWARR
Recvd: 04/17/03 14:17 2pgs
Fees:13.00 Taxes:342.25

20030417-0051479

Revised 01/02/92
TN (Conventional)

REO No. A025661

STATE OF TENNESSEE) ss. **SPECIAL WARRANTY DEED**
COUNTY OF **DAVIDSON**)

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 aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **Sarah Baril** 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 **321 Huntington Ridge Drive, Nashville Tennessee 37211** 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 Deed of Record in the Register's Office **as Instrument No. 20030827-0011031, 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, **Sarah Baril**, and their assigns, forever.

Grantee, **Sarah Baril**, whose address **321 Huntington Ridge Drive Nashville, TN 37211** 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 14**th** day of **March, 2003.**

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____

Donna Ghassemi, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Deborah Komperda

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Donna Ghassemi with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he 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 himself as Vice President.

Witness my hand and seal at office, this 14**th** day **March 2003.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 07/11/06

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Huntington Ridge Townhouses, as of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by Trustee's Deed of record as Instrument No. 20030827-0011031, said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Mindy Kelcher
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF March 2003.

Beth Triplett
Notary

My Commission Expires:

Map-Parcel: 161-11-0-A-170 CO

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006