Davidson County DEEDWARR
Recvd: 02/05/04 12:08 2pgs
Fees:13.00 Taxes:314.50
20040205-0014223

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Revised 01/02/92
TN (Conventional)

REO No. AO36986

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
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 James Oden, and wife, Lolithia Oden and their 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:

Land in Davidson County, Tennessee, being Lot No. 143, as shown on the map entitled Haynes Estates Subdivision, Section III, of record in Plat Book 4175, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association, by deed of record in Instrument No. 20031007-0147881, said Register's Office.

The property is commonly known as 4080 Boyd Drive, Nashville, TN 37218 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

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, James Oden, and wife, Lolithia Oden, and their assigns, forever.

Grantee, James Oden, and wife, Lolithia Oden, whose address 4080 Boyd Drive, Nashville, TN 37218, 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.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

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 30th day of January, 2004.

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

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF January, 2004.

Notary

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

My Commission Expires:

Map & Parcel: 59-9-82

NEW OWNER: James Oden, and wife, Lolithia Oden

SEND TAX BILLS TO: James Oden
4080 Boyd Drive
Nashville, TN 37218