Davidson County DEEDWARR
Recvd: 02/17/04 12:16 2pgs
Fees:13.00 Taxes:311.21
20040217-0017959

Revised 01/02/92
TN (Conventional)

REO No. AO34809

**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 Lester C. Herrmann, married 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, a tract of land in the 13th Civil District of said County and State described according to a survey made by Hickerson and Hickerson, Engineers, September 16, 1964, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd. At a point North 4 degrees 05 minutes West 250 feet from the northerly line of the Lucy Betty West Property, as fixed by an agreement between Joe W. Collier et al, and Lucy Betty West, by instrument of record in Book 3810, Page 390, Register's Office for said County; thence South 87 degrees 00 minutes East 523 feet to an iron pin; thence North 00 degrees 05 minutes West 250 feet to an iron pin; thence North 87 degrees 00 minutes West 523 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association, by deed of record as Instrument No. 20030807-011263, said Register's Office.

The property is commonly known as 4578 Old Hickory Blvd., 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, Lester C. Herrmann, married, and their assigns, forever.

Grantee, Lester C. Herrmann, married, whose address 4578 Old Hickory Blvd., 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.

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE CORPORATE SEAL 1938

By: _____
**Donna Ghassemi, Vice President**

STATE OF TEXAS )
) ss.
COUNTY OF DALLAS )

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 12th day of February, 2004.

Notary Public, Texas at Large
My Commission Expires:

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

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

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,110.00.

Lester C. Herrmann
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF February, 2004.

Notary

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires September 23, 2004

My Commission Expires: 9/23/2004

**Map & Parcel: 78-17.05**

NEW OWNER: Lester C. Herrmann, married

SEND TAX BILLS TO:
1445 Turkey Creek Rd.
Dickson, TN 37055