Davidson County DEEDWARR
Recvd: 03/11/04 11:11 2pgs
Fees:13.00 Taxes:229.03

20040311-0028067

Revised 01/02/92
TN (Conventional)

REO No. A039674

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 Arrington, Unmarried 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 Lying and being in the 14th Civil District of Davidson County, Tennessee, and being described as follows:

Beginning in the center of Bernard Road, and being the Southwest corner of a one acre tract conveyed to Charles Arrington by Charlie Arrington, of record in Book 66, page 241, Register's Office for Davidson County, Tennessee; thence with Arrington's West Line, North 05 deg. East 417.8 feet to Arrington's Northwest corner; thence West 104.6 feet to a stake; thence South 05 deg. West 417.8 feet to the center of said Bernard Road; thence with the center of said Road, East 014.6 feet to the beginning, containing 1.0 acres, more or less.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040107-0002327, said Register's Office.

The property is commonly known as 4116 Bernard Rd., Joelton, TN 37080 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 Arrington, Unmarried, and their assigns, forever.

Grantee, James Arrington, Unmarried, whose address 4116 Bernard Rd., Joelton, TN 37080, 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 4th day of March, 2004.

(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 4th day of March, 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

NOTARY PUBLIC STATE OF TEXAS
PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF March, 2004 .

Notary

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

My Commission Expires:

Map & Parcel: **29-14**

NEW OWNER: James Arrington, Unmarried
P.O. BOX 492
PLEASANT VIEW, TN 37146

SEND TAX BILLS TO: James Arrington
~~XXXXXXXXXXXXX~~
~~XXX Bernard Road~~
~~XXXXXXXXXXXXX~~
~~Joelton, TN 37080~~
P.O. BOX 492
PLEASANT VIEW, TN 37146