Davidson County DEEDWARR
Recvd: 04/01/04 11:28 2pgs
Fees:13.00 Taxes:332.63

20040401-0036728

Revised 01/02/92
TN (Conventional)

REO No. AO38502

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 Belinda J. ~~XXXXXX~~ Kincaid, unmarried ~~XX~~ 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. 58, on the plan of Hermitage Hills, of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 58 fronts 80.0 feet on the westerly margin of Bonnaford Drive and extends back between lines measuring 116.6 feet on the northerly side and 106.0 feet on the southerly side to a broken line in the rear on which it measures 118.1 feet.

Being the same property conveyed to Federal National Mortgage Association, by deed of record as Instrument No. 20031222-0181791, said Register's Office.

The property is commonly known as 3908 Bonnaford Drive, Hermitage, TN 37076 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, Belinda J. ~~XXXXXX~~ Kincaid, unmarried ~~XX~~, and their assigns, forever.

Grantee, Belinda J. ~~Kincaid~~ Kincaid, unmarried ~~XX~~, whose address 3908 Bonnaford Drive, Hermitage, TN 37076, 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 26th day of March, 2004.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

the undersigned Authority DVB

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 day of,.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF March 2004

Notary

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 22, 2007

Map & Parcel: 75-13-172

NEW OWNER: Belinda J. ~~XXXXXX~~ Kincaid, unmarried
3908 Bonnaford Drive
Hermitage, TN 37076

SEND TAX BILLS TO: Belinda Kincaid
3908 Bonnaford Drive
Hermitage, TN 37076