Box 13 #7808

Davidson County DEEDWARR
Recvd: 04/29/04 10:40 2pgs
Fees:13.00 Taxes:217.93
20040429-0048581

Revised 01/02/92
TN (Conventional)

REO No. A038764

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 Chris H Fentress, 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, being Lot No.1 on the Plan of the Resubdivision of part of Lot No. 15, J.W. Loves Subdivision of the Messengale Tract, of record in Book 547, page 4, said Resubdivision being of record in Book 4300, page 116, all in the Register's Office for said County.

Said Lot No. 1 fronts 75.00 feet on the southerly margin of West Eastland Avenue and extends back 172.60 feet on the westerly line and 171.26 feet on the easterly line to the northerly margin of Cleveland Street, measuring 79.00 feet thereon.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20030924-0141436, said Register's Office.

The property is commonly known as 904 West Eastland Avenue, Nashville, TN 37206 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, Chris H Fentress, Married, and their assigns, forever.

Grantee, Chris H Fentress, Married, whose address 904 West Eastland Avenue, Nashville, TN 37206, 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 21st day of April, 2004.

(CORPORATE SEAL)

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 21st day of April, 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

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 $58,900.00.

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF April, 2004 .

Beth Triplett
Notary

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Map & Parcel: 82-8-419

NEW OWNER: Chris Fentress, ~~XXXXXX~~
904 West Eastland Ave
Nashville, TN. 37206

SEND TAX BILLS TO: Union Planters Bank
2019 Richard Jones Rd, Suite 300
Nashville, TN. 37215

MAY 28, 2006