Davidson County DEEDWARR
Recvd: 06/14/04 15:22 2pgs
Fees:13.00 Taxes:179.45

20040614-0070153

Revised 01/02/92
TN (Conventional)

REO No. A036810

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 Walter M. ~~Stevens~~ Stephens,* WS 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(s) 22B, as shown on the map entitled Zone Lot Divisions of Lots 13, 15, 16, 20 and 22 of Section 3, and Lots 9 and 10, of Section 1, Seven Oaks Estates, of record in Plat Book 6250, page(s) 413, 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 as Instrument No. 20031003-0146585, said Register's Office.

*unmarried

The property is commonly known as 1104 Tara Ann Court, Nashville, TN 37217 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, Walter M. ~~Stevens~~ Stephens WS, and their assigns, forever.

Grantee, Walter M. ~~Stevens~~ Stephens WS, whose address 1104 Tara Ann Court, Nashville, TN 37217, 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 11th day of June, 2004.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
~~Thomas Chasteen~~, **Vice President**
Heidi Jones

STATE OF TEXAS)
COUNTY OF DALLAS)

Heidi Jones Before me, , a Notary Public within and for the State and County aforesaid, personally appeared ~~Thomas Chasteen~~ 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 11th day of June, 2004.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DIANE E. SANDERS
MY COMMISSION EXPIRES
August 21, 2004

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 $48,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF June, 2004

Notary

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

My Commission Expires:

Map & Parcel: 120-13-82

NEW OWNER: Walter M. Stevens,_____

SEND TAX BILLS TO: Walter M. Stephens
1104 Tara Ann Court
Nashville, Tennessee 37207