Davidson County DEEDWARR
Recvd: 06/25/04 14:57 3pgs
Fees:18.00 Taxes:573.13

20040625-0075886

3

PICK-UP

Revised 01/02/92
TN (Conventional)

REO No. ~~A04030170~~ A040828

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 Gayle B. Bernard and Husband, Elle R. Bernard, Jr. 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:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 5596 Higdon Road, 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, Gayle B. Bernard and Husband, Elle R. Bernard, Jr., and their assigns, forever.

Grantee, Gayle B. Bernard and Husband, Elle R. Bernard, Jr., whose address 5596 Higdon Road, 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 ~~15th~~ 24th day of June, 2004.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
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 ~~15th~~ 24th day of June, 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

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF June, 2004 .

Notary

My Commission Expires:

Map & Parcel: **037-00-0071.00**

NEW OWNER: Gayle B. Bernard and Husband, Elle R. Bernard, Jr.
5596 Higdon Rd.
Joelton, TN 37080

SEND TAX BILLS TO: Pinnacle National Bank
211 Commerce st., ste. 300
Nashville, TN 37201

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:
Beginning at an iron rod at the southwest corner of Team, a point on the northerly line of Labour as recorded in Deed Book 8971, page 417, and also Wilson's southeasterly corner as recorded in Deed Book 4299,p age 457; thence along Wilson's easterly line N27 03 min. W 570.20 feet to an iron rod; thence, along a new division line severing the Team property N 88 00 min. E 480.00 to an iron rod in a hollow; thence, with same down the center of the hollow with its meanders the following calls: S03 28 min. W 48.20 feet; S26 00 min. E 138.00 feet; S34 45 min. E 163.00 feet; S21 04 min. E 251.40 to an iron rod in the center or the hollow being N88 00 min. W 642.50 feet along Team's southerly boundary from a railroad spike in the center of Little Marrowbone Road; thence, along Team's southerly boundary with Labour N 88 00 min. W 461.50 feet to the beginning, containing 5.61 acres, more or less, according to a survey by Boyd B. Gibbs, RLS No. 1598, dated June 14, 1994.
The above property is served by a 50 feet Ingress-Egress and Utility Easement through Team property to Cotton Patch Road, the centerline of which is more particularly described as follows:
Beginning at a point in the center of an existing ridge road on the northerly line of the above described 5.61 acre tract, being N88 00 min. E 153 feet from the northwest corner of said tract; thence, along a line passing through the parent tract N14 00min. W 146.20 feet to a point; thence, with same N02 30 min. E 294.00 feet to a point 25 feet east of an iron pipe in a brick pile, the southwest corner of Team's 8.39 acre tract as recorded in Deed Book 8210, page 330; thence along a line parallel to and 25 feet east of the westerly boundary of the aforementioned 8.39 acre tract N10 13 min. W 700 feet, more or less, to a point on the southerly margin of Cotton Patch Road.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040128-0010650, said Register's Office.