Davidson County DEEDWARR
Recvd: 07/19/04 13:49 2pgs
Fees:13.00 Taxes:77.70
20040719-0085927

Revised 01/02/92
TN (Conventional)

REO No. A044153

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 Nashvegas Realty/ Middle Tennessee Real Estate 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 the North half of Lot No. 185 on the Map of D. T. McGavock et al, of record in Book 21, page 41, Register's Office for said County.
Said part of said Lot No. 185 fronts 50 feet on the Westerly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040520-0059269, said Register's Office.

The property is commonly known as 1709 12th Avenue N, Nashville, TN 37208 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, Nashvegas Realty/ Middle Tennessee Real Estate, and their assigns, forever.

Grantee, Nashvegas Realty/ Middle Tennessee Real Estate, whose address 1709 12th Avenue N, Nashville, TN 37208, 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.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, the undersigned authority, 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 day of, July 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

DIANE E. SANDERS
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 $21,000.00.

Melissa K. Sanders
Affiant

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

Notary

NOTARY PUBLIC AT LARGE

My Commission Expires:

Map & Parcel: 81-11-436

NEW OWNER: Nashvegas Realty/ Middle Tennessee Real Estate

SEND TAX BILLS TO: New Owner