Davidson County DEEDWARR
Recvd: 07/28/04 09:45 2pgs
Fees:13.00 Taxes:170.20
20040728-0090048

Revised 01/02/92
TN (Conventional)

REO No. A038464

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 Michael E. Phipps, 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:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows:
Lot No. 26, Unit No. 43, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20031211-0177687, said Register's Office.

The property is commonly known as 927 Patio Drive, Nashville, TN 37214 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, Michael E. Phipps, married, and their assigns, forever.

Grantee, Michael E. Phipps, married, whose address 927 Patio Drive, Nashville, TN 37214, 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 23rd day of July, 2004.

(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 23rd day of July, 2004.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

TERESA M. FOLEY
Notary Public, State of Texas
My Commission Expires 07-22-06

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 $46,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF July, 2004.

Notary

My Commission Expires:

NOTARY PUBLIC AT LARGE
BRE
DAVIDSON COUNTY, TENN.

Map & Parcel: **108-3-A-43 CO**

NEW OWNER: Michael E. Phipps, married

SEND TAX BILLS TO: Michael E. Phipps
4857 Rainer Drive
Old Hickory, TN 37138