Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste 100-A
Nolensville, TN 37135

1st

Davidson County DEEDWARR
Recvd: 08/09/04 14:14 3pgs
Fees:18.00 Taxes:168.80
20040809-0095924

Revised 01/02/92
TN (Conventional)

Fannie Mae #1665749049
Cert #2566414

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

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, FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto United Guaranty Residential Insurance Company, of 230 North Elm Street , Greensboro, NC 27401, 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:

The property is commonly known as 4737 Arapaho Bend, Nashville, TN 37211 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in ~~Book~~ Instrument No. 20031121-0109757, ~~Page~~ Davidson County, Tennessee,

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 United Guaranty Residential Insurance Company, and their assigns, forever.

Grantee, United Guaranty Residential Insurance Company, whose address is 230 North Elm Street, Greensboro, NC 27401 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 27th day of February, 2004.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Helen A. Smith - Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, Karl R. Walter , a Notary Public within and for the State and County aforesaid, personally appeared Helen A. Smith 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 she 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 herself as Vice President.

Witness my hand and seal at office, this 27th day of February, 2004.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

KARL R. WALTER
Notary Public, State of Texas
My Commission Expires
MARCH 29, 2006

KARL R. WALTER
Notary Public, State of Texas
My Commission Expires
MARCH 29, 2006

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Galleria Tower II
Dallas, TX 75240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or true value, whichever is greater, for this transfer is $ 45,621.00.

Mity A Scales Holt
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2004.

Judy Painter-Rose
Notary Public

My commission expires: My Commission Expires MAR. 31, 2007

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Apache Hills, Section 5, Part 2, of record in Plat Book 5050, page 39, said Register's Office, to which reference is hereby made for a more complete legal description.

Map/Parcel # 148-15-0 103.00