Davidson County DEEDWARR
Recvd: 08/27/04 13:18 2pgs
Fees:13.00 Taxes:340.40
20040827-0103915

Revised 01/02/92
TN (Conventional)

REO No. AO43609

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 Deborah S. Shephard, unmarried 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 Number 7 on the Plat of Airdrie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 50 feet on the Northerly side of Mill Creek Valley Road and runs back between parallel lines with the West margin of Kinross Avenue 169 feet to an alley. Said alley has been closed by Instrument of record in Book 3099, Page 21, said Register's Office.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040419-0044180, said Register's Office.

The property is commonly known as 214 Antioch Pike, Nashville, TN 37211 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, Deborah S. Shephard, unmarried, and their assigns, forever.

Grantee, Deborah S. Shephard, unmarried, whose address 214 Antioch Pike, Nashville, TN 37211, 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. 19th day of August, 2004.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

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 day of, 19th day of August, 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

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF August, 2004

Notary

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Map & Parcel: 133-2-147

NEW OWNER: Deborah S. Shephard, unmarried SEPT. 22, 2007

SEND TAX BILLS TO: Countrywide Home Loans, Inc.
P.O. Box 10423
Van Nuys, CA 91410-0423