Davidson County DEEDWARR
Recvd: 09/07/04 14:38 2pgs
Fees:13.00 Taxes:58.83

20040907-0107868

Revised 01/02/92
TN (Conventional)

REO No. A045876

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 Howard Wear, 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:

Land in Davidson County, Tennessee, being the westerly 55.0 feet of Lot Number 15, the westerly 55 feet of the southerly 30.0 feet of Lot Number 14, Plan of Sam Haslam, Nashville Davidson County, Tennessee, as of record in Book 21, page 17, Register's Office for Davidson County, Tennessee, and being more fully described as follows:
Beginning at an iron pin in the northerly margin of Jackson Street at the easterly of a 12.0 ft. alley; thence with an easterly margin of said 12.0 alley North 35 deg. 00 min. West, 80.0 ft. to an iron pin, passing the original lot line of Lots Nos. 14 and 15 at 50.0 ft.; thence leaving margin of said alley North 54 deg. 36 min. East 55.0 ft. to an iron pin; thence South 35 deg. 00 min. East 80.0 ft. to an iron pin in the northerly margin of Jackson Street; thence with the northerly margin of Jackson Street South 54 deg. 36 min. West 55.0 ft. to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040823-0101527, said Register's Office.

*This is not the principle residence of the grantee.

The property is commonly known as 1004 Jackson Street, 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, Howard Wear, Married, and their assigns, forever.

Grantee, Howard Wear, Married, whose address 1004 Jackson Street, 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 31st day of August, 2004.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
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 31st day of August, 2004.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

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 $15,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF August, 2004 .

Notary

My Commission Expires:

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Map & Parcel: 81-16-630.01

NEW OWNER: Howard Wear, Married

SEND TAX BILLS TO: Howard Wear