Davidson County DEEDWARR
Recvd: 11/05/04 09:22 2pgs
Fees:13.00 Taxes:314.50
20041105-0133492

Revised 01/02/92
TN (Conventional)

A048249
REO No. ~~A048359~~ XXXXXX

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 Robert Braswell* 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 easterly 30 feet of Lot 1, and the westerly 30 feet of Lot 2, on the Plan of Matthews Place, of record in Book 1424, page 61, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, surveyor, dated February 3, 1969 as follows:

*married

Said part of Lots 1 and 2 front together 60 feet on the southerly side of Greenwood Avenue, as relocated and runs back 199 feet, on the easterly line ofn 198 feet, on the westerly line in the rear, measuring 60 feet thereon.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040902-0106366, said Register's Office.

The property is commonly known as 1720 Greenwood Avenue, Nashville, TN 37206 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, Robert Braswell, and their assigns, forever.

Grantee, Robert Braswell, whose address 1720 Greenwood Avenue, Nashville, TN 37206, 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 29th day of October, 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 29th day of October, 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

D. VANESSA BROWN
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 $~~61,500.00~~ XXXXX
~~XXXXX~~
85,000.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF October, 2004 .

Notary

My Commission Expires: May 24, 2008

Map & Parcel: 83-2-274

NEW OWNER: Robert Braswell
1780 Greenwood Ave
Nashville, TN 37206

SEND TAX BILLS TO: NEW OWNER

DONNA CAROL VALNES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008