Davidson County DEEDWARR
Recvd: 11/18/04 11:07 2pgs
Fees:13.00 Taxes:432.90

20041118-0138515

Revised 01/02/92
TN (Conventional)

REO No. A045488

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 Beverly N Carlson,* and 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: *Timothy T. Nelson with rights of survivorship

Land in Davidson County, Tennessee, being Lot (s) 19, as shown on the map entitled Colemont Heights, Section 2 of record in Plat Book 4300, page (s) 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040615-0070410, said Register's Office

The property is commonly known as 248 Coleridge Court, Antioch, TN 37013 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, Beverly N Carlson, and* , and their assigns, forever. *Timothy T. Nelson, with rights of survivorship

Grantee, Beverly N Carlson, and* , whose address 248 Coleridge Court, Antioch, TN 37013, 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) 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 29th day of October, 2004.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

_____

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

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

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

Notary

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

My Commission Expires:

Map & Parcel: 162-2-259

NEW OWNER: Beverly N Carlson, _____
248 Coleridge Court
Antioch, Tennessee 37013

SEND TAX BILLS TO: Countrywide Home Loans
750 Old Hickory Blvd. #180
Brentwood, TN 37027