THIS INSTRUMENT PREPARED BY:
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Attorney at Law
208 Adams Avenue
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(901) 526-8296
HFN/Palmer, Graylon

Davidson County DEEDWARR
Recvd: 01/18/05 13:00 2 pgs
Fees:12.00 Taxes:0.00
20050118-0006020

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2004 by and between RESIDENTIAL FUNDING CORPORATION, hereinafter called Grantor, and, FEDERAL NATIONAL MORTGAGE ASSOCIATION, their successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being the easterly one half of Lot No. 6, Block One, on the map of the partial Plan of the property of the East Addition Real Estate Company, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said part of said lot 6 fronts 50.0 feet on the north side of Garland Avenue and runs back between parallel lines 160.0 feet to an alley.

SUBJECT TO: Any and all existing easements of record.

Being the same property conveyed by Substitute Trustee's Deed of record in Register's Instrument No. 20040824-0102107, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 16 day of December, 2004.

RESIDENTIAL FUNDING CORPORATION

BY: _____

Kathy Holmes
Assistant Vice President

STATE OF California
COUNTY OF San Diego

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kathy Holmes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Asst Vice President, of RESIDENTIAL FUNDING CORPORATION _____, the within named bargainor, a Corporation, and that such _____ executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Asst Vice President.

Witness my hand and Official Seal at office this 16th day of December, 2004.

Notary Public

MIRIAM L. LEV
Comm. # 139167
NOTARY PUBLIC-CALIFORNIA
San Diego County
My Comm. Expires Dec 24, 2006

My Commission Expires: 12-24-06

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Property Address: 1309 Gartland Avenue, Nashville, TN 37206
Parcel # 83-9-61

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to:
Federal National Mortgage Association
13455 Noel Road, Suite 600
Galeria Tower II
Dallas, TX 75240

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $180,000.00

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2004.

_____
Notary Public
My Commission Expires:

EXEMPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 180,000.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16 DAY OF Dec 20 04

Deputy Register