Davidson County DEEDWARR
Recvd: 01/18/05 13:00 3 pgs
Fees:18.00 Taxes:610.50

20050118-0006021

Revised 01/02/92
TN (Conventional)

REO No. A049422

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 Ronald G. Gomez 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:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 1309 Gartland 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, Ronald G. Gomez, and their assigns, forever.

Grantee, Ronald G. Gomez, whose address 1309 Gartland 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 14th day of January, 2005.

(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 14th day of January, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

TERESA M. FOLEY
Notary Public, State of Texas
My Commission Expires 07-22-08

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 $165,500.00.

_____
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF January, 2005 .

_____
Notary

My Commission Expires:

Map & Parcel: 83-9-61

NEW OWNER: Ronald G. Gomez
1309 Gartland Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO: Ronald G. Gomes
1309 Gartland Avenue
Nashville, TN 37206,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 165,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18 DAY OF Jan 20 05
Deputy Register

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 6, Bock 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, being also D. H. Bailey's Subdivision of the Allison Property.

Said part of Lot No. 6 front 50.0 feet on the north side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Federal National Mortgage Company, by deed of record as Instrument No. 20050118.0006020, said Register's Office