RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Revised 01/02/92
TN (Conventional)

REO No. A04A333

**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 Christine Callaghan, and husband, Brendan Callaghan 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 Lot No. 55 on the Plan of Moss -Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from Christopher L. Palmer, as successor-trustee, as executed on 10/20/04 and filed for record on 11/12/04, as Instrument No. 20041112-0136338, Register's Office for Davidson County, Tennessee.

The property is commonly known as 711 Ries Ave., Nashville, TN 37209 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, Christine Callaghan, and husband, Brandan Callaghan, and their assigns, forever.

Grantee, Christine Callaghan, and husband, Brandan Callaghan, whose address 711 Ries Ave., Nashville, TN 37209, 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 CORPORATE SEAL 1938

**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 14th day of January, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

Davidson County DEEDWARR
Recvd: 01/19/05 13:05 2 pgs
Fees:13.00 Taxes:281.20

20050119-0006765

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Affiant

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

Notary

My Commission Expires: 03.22.2009

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Map & Parcel: 091-05-0 037.00**

NEW OWNER: Christine Callaghan, and husband, Brandan Callaghan

SEND TAX BILLS TO: Christine and Brendan Callaghan
1204 ~~Firth~~ Court
Franklin, TN 37067,