Revised 01/02/92
TN (Conventional)

REO No. A049344

Davidson County DEEDWARR
Recvd: 01/26/05 12:09 2 pgs
Fees:13.00 Taxes:343.29
20050126-0009729

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 Grant L. Carey, and wife, Donna Jo Carey 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, beginning at a point in the center of the McGavock Road, said point being South 12 deg. West 100 feet from the Southwest corner of the tract of land conveyed to Alex Perry to R. H. Allen by deed of record in Book 598, page 148, Register's Office for Davidson County, Tennessee, and being South 12 deg. West 200 feet from the S.W. corner of the Harry Williams 4 acre tract. Thence South 78.5 deg. East 268 feet with Daniel M. Allen's south line to a stake; thence South 12 deg. West 100 feet to a stake; thence North 78.5 feet West 268 feet to the center of the McGavock Road; thence with the center of said Road North 12 deg. East 100 feet to the point of beginning, containing .62 acres. Further being described as a parcel of land on McGavock Pike, being .62 acre.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Philip M. Kleinsmith, Trustee, executed 9/16/04 and filed for record on 11/04/04, in Instrument No. 20041104-0133326, Register's Office for Davidson County, Tennessee.

The property is commonly known as 3113 MCGAVOCK PIKE, NASHVILLE, TN 37214 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, Grant L. Carey, and wife, Donna Jo Carey, and their assigns, forever.

Grantee, Grant L. Carey, and wife, Donna Jo Carey, whose address 3113 MCGAVOCK PIKE, NASHVILLE, TN 37214, 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 21st 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 21st 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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,780.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF January, 2005.

Notary

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

My Commission Expires:

Map & Parcel: 73-16-68.00

NEW OWNER: Grant L. Carey, and wife, Donna Jo Carey
3113 MCGAVOCK PIKE
NASHVILLE, Tennessee 37214

SEND TAX BILLS TO: Bancorpsouth Bank
5217 Maryland Way
Brentwood, TN 37027