Davidson County DEEDWARR
Recvd: 01/27/05 12:22 2 pgs
Fees:13.00 Taxes:173.53
20050127-0010141

Revised 01/02/92
TN (Conventional)

REO No. A04A254

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 Malcolm Cotton, an married person 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 Number 5 on the plan of Phillip Olwill's Addition to East Nashville, as of record in Book 57, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, executed on 10/15/04 and filed for record on 10/25/04 in Instrument No. 20041025-0128299, Register's Office for Davidson County, Tennessee.

The property is commonly known as 934 MANSFIELD Street, 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, Malcolm Cotton, an married person, and their assigns, forever.

Grantee, Malcolm Cotton, an married person, whose address 934 MANSFIELD Street, 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 26th 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 26th day of January, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

D. VANESSA BROWN
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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 26 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: **82-08-356.00**

NEW OWNER: Malcolm Cotton, an married person
934 MANSFIELD Street
NASHVILLE, Tennessee 37206

SEND TAX BILLS TO: The CIT Group/Consumer Finance Inc. (TN)
545 Marriott Drive, Ste 610
Nashville, TN 37214