Revised 01/02/92
TN (Conventional)

REO No. A047399

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/05 13:31 3 pgs
Fees:18.00 Taxes:118.40
20050315-0028396

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 **Randy Richards** Unmarried 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 5454 Buena Vista Pike, Whites Creek, TN 37189 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, **Randy Richards** Unmarried, and their assigns, forever.

Grantee, **Randy Richards** Unmarried, whose address 5454 Buena Vista Pike, Whites Creek, TN 37189, 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 15th day of March, 2005.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
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 15th day of March, 2005.

Notary Public, Texas at Large
My Commission Expires

(SEAL)

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

HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-08

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF March 2005.

Notary

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

My Commission Expires:

Map & Parcel: **049-00-0 091.00**

NEW OWNER: **Randy Richards**
5019 Marchant Dr.
Nashville, TN. 37211

SEND TAX BILLS TO: Randy Richards
5019 Marchant Dr
Nashville, TN 37211

LEGAL DESCRIPTION

Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the north by consumers gasoline stations Inc. on the east by Whites Creek Pike on the south by Whites Creek and Campbell and on the west by Perry, Sharp and Buena Vista Pike, described by a composite description derived from Tennessee department of transportation ROW. plans adjacent deed description and field measurements shown on a mortgage loan inspection dated 2- 21-03 by Campbell, McRae and Associates surveying Inc. (John Hood TN. R.L.S # 1838) as follows: Beginning at a point on the westerly margin of Whites Creek Pike, said point being a corner to consumers gasoline stations Inc. (Instrument # 20011023-0115458 R. O. D. C., TN) and the Northeast corner of the herein described land; thence with said westerly margin of Whites Creek Pike S 18° 43' 26" E 84.79 feet (meas) to a point; thence continuing with said Whites Creek Pike S 38° 38' 48" E 174.91 feet to a point in the center of Whites Creek in the northerly line of Margie A. Bundy; thence with said Bundy S 33° 01' 18" W 42 feet more or less (scaled) to a point at the corner of the Edsel E. Perry land (BK. 10952, PG 63 R. O. D. C., TN); thence with said Perry and Charles D. Sharp (BK. 9358, Page 680 R. O. D. C., TN) N 26° 47' 00" W 124 feet more or less (scaled) to a point at the Southeast corner of the Steve Campbell land (BK. 11006, PG. 330 R. 0. D. C., TN); thence with said Campbell N 22° 37' 04" W 79.54 feet to a point in said westerly margin of Whites Creek pike and at said Campbell's northeast corner; thence leaving said Whites Creek pike with said Campbell's northerly line S 67° 53' 33" W 202.56 feet (meas) to a point in the easterly margin of Buena Vista Pike; thence with said easterly margin N 04° 24' 25" W 64 feet (meas) to a point; thence leaving said Buena Vista Pike N 60° 28' 07" F 187 feet more or less (meas) to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20040809-0095812, said Register's Office.