Davidson County DEEDWARR
Recvd: 03/15/05 15:00 2 pgs
Fees:13.00 Taxes:257.82

20050315-0028513

Revised 01/02/92
TN (Conventional)

REO No. A048348

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 Martha Teasley 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. 22A on the Plan of Zone Lot Division, Lot Nos. 22 and 23, Phase II Deer Meadows, of record in Book 6250, Page 280, as amended in Book 6250, page 800, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Federal National Mortgage Association by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, as executed on 8/24/04 and filed for record on 9/17/04 in Instrument No. 20040917-0112203, Register's Office for Davidson County, Tennessee.

The property is commonly known as 705 Flint Ridge Drive, 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, Martha Teasley, and their assigns, forever.

Grantee, Martha Teasley, whose address 705 Flint Ridge Drive, 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 8th day of March, 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 8th day of March, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

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 $69,680.00.

Curvina Bateman
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF March, 2005.

Brenda Wilson
Notary

My Commission Expires: Sept 22, 2007

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

Map & Parcel: 049-15-0 030.00

NEW OWNER: Martha Teasley
705 Flint Ridge Drive
Whites Creek, Tennessee 37189

SEND TAX BILLS TO: New Owner