Davidson County DEEDWARR
Recvd: 05/12/05 09:38 3 pgs
Fees:18.00 Taxes:580.90
20050512-0053508

Revised 01/02/92
TN (Conventional)

REO No. A04B152

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 MIRIAM GERBER and TOM SMYTHE, joint tenants with right of survivorship 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 1026 Mitchell Road, 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, MIRIAM GERBER and TOM SMYTHE, joint tenants with right of survivorship, and their assigns, forever.

Grantee, MIRIAM GERBER and TOM SMYTHE, joint tenants with right of survivorship, whose address 1026 Mitchell Road, 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 12th day of May, 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 12th day of May, 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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF May, 2005.

Notary

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: **083-08-0-67**

NEW OWNER: MIRIAM GERBER and TOM SMYTHE
1026 Mitchell Road
Nashville, Tennessee 37206

SEND TAX BILLS TO: Miriam Gerber
1026 Mitchell Road
Nashville, TN 37206

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 66 on the resubdivision of Lot Number 66 on the Plan of Rosewood Heights, Section II, as of record in Book 3842, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED in the above description, but expressly EXCLUDED herefrom is a portion of said property having been conveyed to Jean Burkhalter, by deed of record in Book 6702, Page 787, Register's Office for Davidson County, Tennessee, described as follows:
Said part of Lot Number 66 fronts 12 feet on the Southerly margin of Mitchell Road and runs back parallel lines approximately 94.64 feet, more or less, along the Easterly line of Lot Number 66 to a rear line measuring 12 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Christopher L. Palmer, as Successor Trustee, executed November 10, 2004 and filed for record on December 8, 2004, in Instrument No. 20041206-0145285, Register's Office for Davidson County, Tennessee.