Davidson County DEEDWARR
Recvd: 06/02/05 12:04 2 pg:
Fees:13.00 Taxes:269.73

20050602-0062420

Revised 01/02/92
TN (Conventional)

REO No. A051062

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 Deshaun W. Garrett and Roslyn Garrett, husband and wife 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 the North 7.5 feet of Lot No. 9, and the South 50 feet of the North 57.8 feet of said Lot No. 9, and the South 42.5 feet of Lot No. 10 on the Map of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee. To which plat reference is hereby made for a more particular description of said property.

INCLUDED in the above description but expressly EXCLUDED there from is all that property conveyed to Metropolitan Government of Davidson County by deed of record in Book 5782, Page 893, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Successor Trustee's Deed executed on 01/28/05 and recorded on 01/28/05 in Instrument Number 20050128-0010693, Register's Office for Davidson County Tennessee.

The property is commonly known as 1605 23rd Ave. North, Nashville, TN 37208.

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, Deshaun W. Garrett and Roslyn Garrett, husband and wife, and their assigns, forever.

Grantee, Deshaun W. Garrett and Roslyn Garrett, husband and wife, whose address 1605 23rd Ave. North, Nashville, TN 37208, 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.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

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 16 day of May 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

NOTARY PUBLIC STATE OF TEXAS
BELINDA CAROL FERGUSON
Notary Public, State of Texas
My Commission Expires 02-16-09

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 27th 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: 081-10-0 340.00

NEW OWNER: Deshaun W. Garrett and Roslyn Garrett, husband and wife
1605 23rd Ave. North
Nashville, Tennessee 37208

SEND TAX BILLS TO: Deshaun W. Garrett & Roslyn Garrett
1605 23rd Ave. North
Nashville, TN. 37208