Davidson County DEEDWARR
Recvd: 07/01/05 09:49 3 pgs
Fees:18.00 Taxes:194.25
20050701-0075921

Revised 01/02/92
TN (Conventional)

REO No. A04B554

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 LBJ Development, Inc 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 1134 Campbell Rd., Goodlettsville, TN 37072.

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, LBJ Development, Inc, and their assigns, forever.

Grantee, LBJ Development, Inc, whose address 1134 Campbell Rd., Goodlettsville, TN 37072, 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 24th day of June, 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 24th day of June, 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

BELINDA CAROL FERGUSON
Notary Public, State of Texas
My Commission Expires 02-16-09

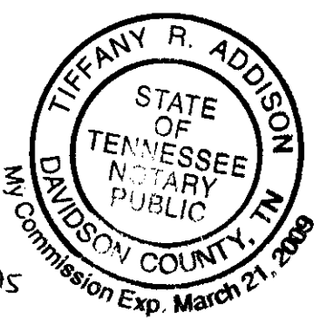
State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00.

Lois Johnson, President
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF June, 2005.

Tiffany R. Addison
Notary



My Commission Expires:

Map & Parcel: 033-00-0-027

NEW OWNER: LBJ Development, Inc
205 Highcliff Drive
Hendersonville, TN. 37075

SEND TAX BILLS TO: LBJ Development, Inc
205 Highcliff Drive
Hendersonville, TN. 37075

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, beginning at an existing concrete monument located in the northerly right of way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet West of Dickerson Pike (also known as U.S. 31West, U.S. 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estates – Section One of record in Plat Book 6900, Page 634, Register's Office for said County, and the Southeast corner of this tract; thence, with the Northerly margin of Campbell Road North 86 degrees 59 minutes 52 seconds West, 17.60 feet to an existing iron pin; thence North 86 degrees 39 minutes 34 seconds West 63.84 feet to an existing iron pin; thence North 86 degrees 21 minutes 18 seconds West, 8.0 feet to an existing concrete monument, to Southeast corner of Lot 64 of said Plan, and the Southwest corner of this Tract, thence leaving said Northerly margin along the East line of Lot 64, North 3 degrees, 40 minutes 44 seconds East, 149.60 feet to an existing concrete monument in the South line of that property, owned by Echo Hill Joint Venture of record in Deed monument in the South line of this property, owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this Tract; thence with said South line, South 86 degrees 47 minutes, 13 seconds East 14.62 feet to a point; thence South 85 degrees 25 minutes 23 seconds East 50.07 feet to a point; southeast corner of said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 4789, Page 976, for said County; thence with the South line of said second tract, South 88 degrees 39 minutes 16 seconds East 22.80 feet to an existing concrete monument; the Northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the Northeast corner of this tract; thence with the West line of Lot 63, South to Degrees 55 minutes 15 seconds West 149.29 feet to the point of beginning, containing 13,196 square feet, more or less.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC , as substitute trustee, executed on 12/02/2004 and filed for record on 01/20/05 as Instrument No. 20050120-0006985, Register's Office for Davison County, Tennessee