Davidson County DEEDWARR
Recvd: 07/01/05 09:51 2 pgs
Fees:13.00 Taxes:406.63

20050701-0075924

Revised 01/02/92
TN (Conventional)

REO No. A04B310

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 Elaine Schwiegerath, an unmarried person 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. 434 on the Plan of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, and executed11/18/04 and filed for record on 12/14/04 in Instrument No. 20041214-0148326, Register's Office for Davidson County, Tennessee.

The property is commonly known as 4804 Catskill Drive, Old Hickory, TN 37138.

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, Elaine Schwiegerath, an unmarried person, and their assigns, forever.

Grantee, Elaine Schwiegerath, an unmarried person, whose address 4804 Catskill Drive, Old Hickory, TN 37138, 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) 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 8th 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

NOTARY PUBLIC STATE OF TEXAS
TERESA M. FOLEY
Notary Public, State of Texas
My Commission Expires 07-22-06

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

Elaine Schwiegerath
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF June 2005.

Curvina Boseman
Notary

CURVINA BOSEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: 65-09-0-134

NEW OWNER: Elaine Schwiegerath, an unmarried person
4804 Catskill Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS TO: Lender
CTX Mortgage
3100 West End Ave. Ste 1020
Nashville, TN 37203