Davidson County DEEDWARR
Recvd: 07/01/05 09:57 2 pgs
Fees:13.00 Taxes:270.10

20050701-0075929

Revised 01/02/92
TN (Conventional)

REO No. A050527

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

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 George H. Coffman 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. 36B, Revised Zone Lot Division Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Plat Book 5200, pages 577, as amended in Plat Book 6250, page 111 and in Plat Book 6900, page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed toFederal National Mortgage Association, by Quit Claim Deed from Union Planters Bank N.A. executed on March 15, 2005 and filed for record on March 24, 2005 as Instrument No 20050324-0031928 Register's Office for Davidson County, Tennessee.

The property is commonly known as 344 Clearwater Drive, Nashville, TN 37217.

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, George H. Coffman, and their assigns, forever.

Grantee, George H. Coffman, whose address 344 Clearwater Drive, Nashville, TN 37217, 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 30th 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 30th 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

SHALENE G. EARLEY
Notary Public, State of Texas
My Commission Expires 08-30-07

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

George H. Coffman
Affiant

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

Tiffany R. Addison
Notary



My Commission Expires:

Map & Parcel: 150-05-0 366.00

NEW OWNER: George H. Coffman
346 Clearwater Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO: George H. Coffman
346 Clearwater Dr
Nashville, TN 37217,