Revised 01/02/92
TN (Conventional)

REO No. A050975

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 14:33 2 pgs
Fees:13.00 Taxes:795.13
20050711-0079975

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 Randall W. Spencer, 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:

Being Lot No. 18, Phase I, Section I, The Woodlands Subdivision, as shown on plats of record in Plat Book 6900, Pages 498-499, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed, Arnold M. Weiss, executed on 01/25/05 and recorded on 2/3/05 in Instrument No. 20050203-0013032, Register's Office for Davidson County.

The property is commonly known as 5908 Woodlands Ave., Nashville, TN 37211.

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, Randall W. Spencer, an unmarried person, and their assigns, forever.

Grantee, Randall W. Spencer, an unmarried person, whose address 5908 Woodlands Ave., Nashville, TN 37211, 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 7th day of July, 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 7th day of July, 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

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF July, 2005.

Notary

My Commission Expires: March 21, 2009

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

Map & Parcel: **172-03-0-A-180.00CO**

NEW OWNER: Randall W. Spencer, an unmarried person
5908 Woodlands Ave.
Nashville, Tennessee 37211

SEND TAX BILLS TO: PHH Mortgage Services
3000 Leadenhall Road
Mt. Laurel, NJ 08054