Revised 01/02/92
TN (Conventional)

REO No. A052917

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/05 09:27 2 pgs
Fees:13.00 Taxes:917.60
20050810-0094621

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 Christopher G. Curtis* 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. 105 on the Plan of Southhampton, Phase 5, a Planned Unit Development, as of record in Book 6900, Page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Lynn Fry, an unmarried man, by deed from John E. Hatfield and wife, Julia M. Hatfield, executed March 23, 2000, and filed for record on March 29, 2000 in Instrument No. 20000329-0031607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustees Deed from Philip M. Kleinsmith, as substituted trustee, executed on 03/24/2005 and filed for record 07/28/2005 as Instrument No. 20050726-0087105, Register office for Davidson County, Tennessee.

*and wife Tana L. Curtis

The property is commonly known as 7169 Bay Cove Trail, Nashville, TN 37221.

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, Christopher G. Curtis*, and their assigns, forever.

Grantee, Christopher G. Curtis,* whose address 7169 Bay Cove Trail, Nashville, TN 37221, 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.

*and wife Tana L. Curtis

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President this 29th 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 29th 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 08-21-08

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF July, 2005 .

Notary

My Commission Expires: March 21, 2009



Map & Parcel: **141-12-0-B 093.00 CO**

NEW OWNER: Christopher G. Curtis
7169 Bay Cove Trail
Nashville, Tennessee 37221

SEND TAX BILLS TO: Franklin American Mortgage
501 Corporate Centre Drive Ste 400
Franklin, TN 37067