Revised 01/02/92
TN (Conventional)

REO No. A051598

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/05 11:38 2 pgs
Fees:13.00 Taxes:333.00
20050812-0095681

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 Nigel Smith, 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 10 on the Map of John J. Rucker's Subdivision of Lot Number 8 and parts of Lot Numbers 7 and 9 in the Second Plan of Brooklyn as of record in Book 332, Page 157, Register's Office for said County, to which reference is made for a complete legal description.

Being the same property conveyed to Paul C. Miller by Warranty Deed from Robert L. Stout and wife Yvonne Stout and Karthryn B. Finley, filed for record on 8/21/01 in Instrument No. 20010821-0089832, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, executed 02/09/05 and filed for record on 02/25/05 in Instrument No. 20050225-0020797, Register's Office for Davidson County, Tennessee.

The property is commonly known as 433-35 Dennis Drive, Nashville, TN 37207.

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, Nigel Smith, an unmarried person, and their assigns, forever.

Grantee, Nigel Smith, an unmarried person, whose address 433-35 Dennis Drive, Nashville, TN 37207, 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 20th 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 20th day of July, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-06

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Tiffany R. Addipar
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF July, 2005.

Corvina Boseman
Notary

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

My Commission Expires:

Map & Parcel: **071-02-0-127**

NEW OWNER: Nigel Smith, an unmarried person
433-35 Dennis Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO: America's Wholesale Lender
750 Old Hickory Blvd. #180
Brentwood, TN. 37027