Davidson County DEEDWARR
Recvd: 08/16/05 15:30 2 pg
Fees:13.00 Taxes:510.60
20050816-0097165

Revised 01/02/92
TN (Conventional)

REO No. A053952

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 Raymond Austin Jr., and wife, Jamie Austin 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 41, a Horizontal Property Regime, (Private Element), on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, Page 686, 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 Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, executed 04/18/05 and filed for record on 05/03/05 in Instrument No. 20050503-0048958, Register's Office for Davidson County, Tennessee.

The property is commonly known as 5170 Hickory Hollow #810, Antioch, TN 37013.

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, Raymond Austin Jr., and wife, Jamie Austin, and their assigns, forever.

Grantee, Raymond Austin Jr., and wife, Jamie Austin, whose address 5170 Hickory Hollow #810, Antioch, TN 37013, 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 29th day of July, 2005.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
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 29th day of July, 2005.

Notary Public, Texas at Large
My Commission Expires:

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

(SEAL)

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 $138,000.00.

Affiant

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

Notary

My Commission Expires:

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

Map & Parcel: 163-05-0-A-041.00-CO

NEW OWNER: Raymond Austin Jr., and wife, Jamie Austin
5170 Hickory Hollow #810
Antioch, Tennessee 37013

SEND TAX BILLS TO: BUYERS

After Recording
Heritage Title
One
25
Nashville,