Revised 01/02/92
TN (Conventional)

REO No. A051651

Davidson County DEEDWARR
Recvd: 08/23/05 12:30 2 pgs
Fees:13.00 Taxes:465.83
20050823-0100322

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 Elaine Murphy 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:

All that parcel of land in Davidson County, Tennessee, as more fully described in Deed Book 10902, Page 455, ID#149.11,A-51, being known and designated as Lot 51, Rice Hill – Phase Three, filed in Plat Book 6900, Page 292 recorded 05/01/1987, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, executed 02/9/05 and filed for record on 02/16/05 in Instrument No. 20050216-0017414, Register's Office for Davidson County, Tennessee.

The property is commonly known as 1317 Rice Hill Circle, 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, Elaine Murphy, and their assigns, forever.

Grantee, Elaine Murphy, whose address 1317 Rice Hill Circle, 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 19th day of August, 2005.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
) ss.
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 19th day of August, 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

NOTARY PUBLIC STATE OF TEXAS
CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-06

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF August, 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: **149-11-0A-051.00CO**

NEW OWNER: Elaine Murphy
1317 Rice Hill Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO: New Century Mortgage
3109 W. Martin Luther King Blvd. #300
Tampa, FL. 33607