Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 08/23/05 14:55 2 pgs
Fees:13.00 Taxes:166.50
**20050823-0100495**

REO No. A048068

**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 Ed Brown Builders, Inc. 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 4 on the Map of Chesterfield Place, of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee, 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 Trustee's Deed from Wilson & Associates, P.L.L.C., as Successor Trustee, executed 08/11/04 and filed for record on 08/24/04 in Instrument No. 20040824-0102030, Register's Office for said County; as corrected by Corrected Trustee's Deed filed for record on 09/07/04 in Instrument No. 20040907-0108042, Register's Office for said County; and by Quitclaim Deed from First Horizon Home Loan Corporation executed 09/09/04 and filed for record on 09/15/04 in Instrument No. 20040915-0111402, Register's Office for Davidson County, Tennessee.

The property is commonly known as 1104 Chester Avenue, Nashville, TN 37206.

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, Ed Brown Builders, Inc., and their assigns, forever.

Grantee, Ed Brown Builders, Inc., whose address 1104 Chester Avenue, Nashville, TN 37206, 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**

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 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

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 $45,000.00.

Ed Brown Builders Inc
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF August, 2005.

Tiffany R. Addison
Notary

My Commission Expires: March 21, 2009

**Map & Parcel: 072-13-0-387**

NEW OWNER: Ed Brown Builders, Inc.
1104 Chester Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO: Ed Brown
315 33rd Ave. N.
Nashville, TN. 37209,

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