Davidson County DEEDWARR
Recvd: 10/25/05 11:05 2 pgs
Fees:13.00 Taxes:286.75
20051025-0128683

Revised 01/02/92
TN (Conventional)

REO No. A050848

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 Kevin Ferguson, 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:

A certain condominium in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 819 in Nashboro Village Nineteen Condominium, a horizontal property regime, as shown on the plat of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Connie R. Brown by Warranty Deed from MelbaAnne Rittenberry executed on 4/25/01 and file for record 04/30/01 in Instrument No. 20010430-0042933, Register's Office for Davidson County.

Being the same property conveyed to Countrywide Home Loans Inc., by Trustee's Deed from Christopher L. Palmer as Successor Trustee, executed 1/19/05 and filed for record on 2/8/05, in Instrument No. 20050208-0014419, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Federal National Mortgage Association by Quitclaim Deed from Countrywide Home Loans Inc., executed 8/22/2005 and filed for record on 10/6/05,in Instrument No. 20051006-0120583, Register's Office for Davidson County, Tennessee.

The property is commonly known as 819 Longhunter Court, Nashville, TN 37217.

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, Kevin Ferguson, an unmarried person, and their assigns, forever.

Grantee, Kevin Ferguson, an unmarried person, whose address 819 Longhunter Court, Nashville, TN 37217, 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 7th day of October, 2005.

(CORPORATE SEAL)

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 7th day of October, 2005.

Notary Public, Texas at Large
My Commission Expires:

This instrument was prepared by:
Office of Regional Counsel

BELINDA CAROL FERGUSON
Notary Public, State of Texas
My Commission Expires 02-16-09

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF October 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: **135-08-0-A-819**

NEW OWNER: Kevin Ferguson, an unmarried person
819 Longhunter Court
Nashville, Tennessee 37217

SEND TAX BILLS TO: Decision One Mortgage Company, LLC
6060 J.A. Jones Drive, Suite 1000
Charlotte, NC 28287