Davidson County DEEDWARR
Recvd: 12/07/05 10:16 2 pgs
Fees:13.00 Taxes:296.00
20051207-0147116

Revised 01/02/92
TN (Conventional)

REO No. A059419

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 Heather Walker, and husband, M. Scott Walker 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:

Being the easterly 50 feet of Lot No. 29 on the Plan of W. H. Hyronemus' Addistion to Nashville, as of record in Book 161, Page 174, Register's Office for Davidson County, **Tennessee**, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION (A059419) by deed from Aaron L. Squyres, Successor Trustee of record in Instrument number 20051019-0126168, Register's Office for said County.

The property is commonly known as 948 SHARPE Ave., 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, Heather Walker, and husband, M. Scott Walker, and their assigns, forever.

Grantee, Heather Walker, and husband, M. Scott Walker, whose address 948 SHARPE Ave., 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 6th day of December, 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 6th day of December, 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

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF December 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: 083-01-0-124.00

NEW OWNER: Heather Walker, and husband, M. Scott Walker
948 SHARPE Ave.
NASHVILLE, Tennessee 37206

SEND TAX BILLS TO: Wells Fargo Home Mortgage
5203 Maryland Way Ste. 102
Brentwood, TN 37207