Davidson County DEEDWARR
Recvd: 12/27/05 14:39 2 pgs
Fees:13.00 Taxes:129.50
20051227-0154211

Revised 01/02/92
TN (Conventional)

REO No. A055117

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 Andrew McTaggart, and wife, Diane McTaggart 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 the easterly 110 feet of Lots Nos. 47 and 48 on the Map of L.C. Thuss' Subdivision of a part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Said County.

Said parts of Lots Nos. 47 and 48 adjoin and front together 80 feet on the westerly side of 29th Avenue North, and run back between parallel lines, with the northerly margin of Booker Street, 110 feet to a dead line.

Being the same property conveyed to Vivian Pilot Helms by deed from Vivian Pilot Helms reserving a life estate to Willie Ann Lytton of record as Instrument No. 20010806-0083545, and recorded on 8/6/2001 at the Register's Office of Davidson County, Tennessee.

Successors Trustees Deed of Record in Instrument # 20050608-0065599, conveying said real estate to Federal National Mortgage Association, as recorded on 6/8/2005, Register's Office for Davidson County, Tennessee.

The property is commonly known as 721 29th Avenue N, Nashville, TN 37209.

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, Andrew McTaggart, and wife, Diane McTaggart, and their assigns, forever.

Grantee, Andrew McTaggart, and wife, Diane McTaggart, whose address 721 29th Avenue N, Nashville, TN 37209, 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 23rd day of December, 2005.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

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 23rd day of December, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-09

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Diane McTaggart
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF December 2005

Notary

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

My Commission Expires:

Map & Parcel: 092-06-0-32100

NEW OWNER: Andrew McTaggart, and wife, Diane McTaggart
1152 Allen Rd.
Murfreesboro, TN. 37129

SEND TAX BILLS TO: Andrew McTaggart and wife Diane McTaggart
1152 Allen Rd.
Murfreesboro, TN. 37129