Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 01/27/06 12:43 3 pgs
Fees:18.00 Taxes:869.50
20060127-0010668

REO No. A057126

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 Jeremy Runions, 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:

The property is commonly known as 1105 Fernbank, Madison, TN 37115.

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, Jeremy Runions, an unmarried person, and their assigns, forever.

Grantee, Jeremy Runions, an unmarried person, whose address 1105 Fernbank, Madison, TN 37115, 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 25th day of January, 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
Teresa M. Foley, 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 **Teresa M. Foley** 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 25th day of January, 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 02-16-09

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF January, 2006.

Notary

My Commission Expires: March 21, 2009

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

Map & Parcel: 52-5-111.01

NEW OWNER: Jeremy Runions, an unmarried person
1105 Fernbank
Madison, Tennessee 37115

SEND TAX BILLS TO: First National Bank of Arizona
13840 Ballantyne Corp. Park #200
Charlotte, NC 28277

File No.: 103059

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated June 28, 1963, as follows:

Beginning at an iron pin at the southeasterly margin of Fernbank Avenue, said point being North 36 deg. 53 min. East 516 feet from the north margin of Palestine Avenue; thence with the margin of said Fernbank Avenue North 36 deg. 53 min. East, erroneously referred to in prior deeds as South 36 deg. 53 min. East 57 feet to a point; thence North 53 deg. 07 min. West 25 feet to an iron pin; thence North 36 deg. 53 east 451 feet to an iron pin; thence South 53 deg. 07 min. East 233.8 feet to a point; thence South 36 deg. 53 min. West 508 feet to an iron pin; thence North 53 deg. 07 min. West 208.8 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by deed from Countrywide Home Loans executed 12/9/05 and recorded on 12/15/05, in Instrument No. 20051215-0150712, said Register's Office for Davidson County, Tennessee.