Davidson County DEEDWARR
Recvd: 03/08/06 11:41 2 pgs
Fees:13.00 Taxes:333.00
20060308-0026940

Revised 01/02/92
TN (Conventional)

REO No. A04B383

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 Nancy L Grant, married 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 No. 2 of the Plat of Subdivision of Lot No. 45 and the Westerly One-Half of Lot No. 44 on the Plan of Inglewood Place, as shown on plat of record in Plat Book 547, Page 27, 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 Arnold M. Weiss, as Trustee, executed on 11/23/04 and filed for record on 12/10/04 in Instrument No. 20041210-0147404, Register's Office for Davidson County, Tennessee.

The property is commonly known as 1107 Kirkland Avenue, Nashville, TN 37216.

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, Nancy Lrea-Grant, married, and their assigns, forever.

Grantee, Nancy Lrea-Grant, married, whose address 1107 Kirkland Avenue, Nashville, TN 37216, 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 27th day of February, 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 27th day of February, 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~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF February, 2006 .

Tracey Trumphour
Notary

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11-28-09

Map & Parcel: 07202017000

NEW OWNER: Nancy Lrea-Grant, married
1107 Kirkland Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO: Nancy Lrea-Grant,
1107 Kirkland Avenue
Nashville, Tennessee 37216