Revised 01/02/92
TN (Conventional)

REO No. A059422

Davidson County DEEDWARR
Recvd: 03/14/06 09:53 2 pgs
Fees:13.00 Taxes:292.30
20060314-0029083

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 Jack Sanchez, 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:

Unit No. 56 in a Horizontal Property Regime of Hickory Valley Condominiums, Phase I, of record in Plat Book 4460, page 27, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20051014-0124303, said Register's Office.

The property is commonly known as 5515 Country Drive, Nashville, TN 37211.

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, Jack Sanchez, an unmarried person, and their assigns, forever.

Grantee, Jack Sanchez, an unmarried person, whose address 5515 Country Drive, Nashville, TN 37211, 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 10th day of March, 2006.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Teresa M. Foley, 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 **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 10th day of March, 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 $79,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF March, 2006.

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: **162-5-C-56**

NEW OWNER: Jack Sanchez, an unmarried person
5515 Country Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO: PHH Mortgage Services
3000 Leadenhall Road
Mt. Laurel, NJ 08054