Revised 01/02/92
TN (Conventional)

REO No. A058065

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 Deborah Peters-Thomas, an unmarried person Amy Georgiades, 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 1123 E Douglas Avenue, 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, Deborah Peters-Thomas, an unmarried person Amy Georgiades, an unmarried person, and their assigns, forever.

Grantee, Deborah Peters-Thomas, an unmarried person Amy Georgiades, an unmarried person, whose address 1123 E Douglas Avenue, 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 14th day of December, 2005.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 14th day of December, 2005.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-06

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

Davidson County DEEDWARR
Recvd: 03/22/06 09:37 3 pgs
Fees:18.00 Taxes:205.35

20060322-0032559

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00.

Bonnie Buttrey
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF December, 2005.

Notary

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/08

Map & Parcel: 72-13-419

NEW OWNER: Deborah Peters-Thomas, an unmarried person Amy Georgiades, an unmarried person

SEND TAX BILLS TO: NEW OWNER
6009 Ridge Farm Place
Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the West half of Lot No. 6, on the Plan of Sharpe and Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. Said part of lot fronts 50 feet on the North side of Douglas Avenue, formerly Hinton Street; and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Enus McKnight, III, unmarried by deed from Martha R. Greenlee, dated June 11, 1987, of record in Book 7270, Page 649, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed, dated March 10, 2005, of record in Instrument No. 20050404-0035966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor(s) herein by deed dated _____, of record in Book _____, Page _____, Register' Office for said County.