ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Revised 01/02/92
TN (Conventional)

REO No. A055972

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 Pamela D. Baker, 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:

Being Lot No. 255 on the Plan of CHARLOTTE PARK, Section IV, as of record in Plat Book 2663, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Federal National Mortgage Association (A055972) by deed from Christopher L. Palmer, Trustee of record as Instrument No. 20050628-0074385 , Register's Office of Davidson County, Tennessee.

The property is commonly known as 6416 Edsell Drive, 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, Pamela D. Baker, an unmarried person, and their assigns, forever.

Grantee, Pamela D. Baker, an unmarried person, whose address 6416 Edsell Drive, 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 17th day of March, 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
Sheryl Martin, Vice President
Heidi Jones

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sheryl Martin Heidi Jones 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 17th day of March, 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-06

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: 03/30/06 12:28 3 pgs
Fees:18.00 Taxes:488.40
20060330-0036121

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF March.

Notary

DENISE T TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 07 06 08

Map & Parcel: 090-12-0-006.00

NEW OWNER: Pamela D. Baker, an unmarried person
6416 Edsell Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO: New Owner

AFFIDAVIT AND INDEMNIFICATION AS TO DEBTS AND LIENS

REO Case # A055972

Fannie Mae Loan # 1676961299
Subject Property: 6416 Edsell Drive
Nashville, Tennessee 37209

AFFIDAVIT

STATE OF TEXAS §
COUNTY OF DALLAS §

Upon oath, on this 17th day of March, 2006, Fannie Mae deposes, says and represents that, to the best of its knowledge, all debts for plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antenna, carpeting, rugs, lawn sprinkling systems, venetian blinds, widow shades, draperies, electrical appliances, fences, street paving, any construction management services, rental equipment, appliances and tools or any personal property or fixtures that are located on the subject property or for labor or material used in the construction, alteration, repair or removal of improvements on the subject property have now or will be paid.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Sheryl Martin

Title: **Vice President**

HEIDI JONES
VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of March, 2006

CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-06

_____
Notary Public

INDEMNIFICATION

In consideration of Bicentennial Title & Escrow, having an address of 2280 Metrocenter Blvd., Suite 300, Nashville, Tennessee 37228 ("Title Company") issuing a title insurance policy without exception for any debts, presently existing, for unrecorded lien or right to a lien for services, labor or material and for other good and valuable consideration, receipt of which is hereby acknowledged, Fannie Mae agrees to indemnify, defend and hold Title Company harmless from and against any and all claims, demands, or causes of action, of any kind or natures, arising as a result of the existence of such debts or liens.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Sheryl Martin

Title: **Vice President**

HEIDI JONES
VICE PRESIDENT