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Davidson County DEEDWARR
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Fees:13.00 Taxes:446.96
20060405-0039225

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 120,800.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 20 06
Deputy Register

Revised 01/02/92
TN (Conventional)

REO No. A055954

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

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, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto United Guaranty Residential Insurance Company, of 230 North Elm Street, Greensboro, NC 27401, 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 2104 Dearborn Drive, Nashville, TN 37214, and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book 20050620, Page 0070647, Davidson County, Tennessee,

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, GE Capital Mortgage Services, Inc., and their assigns, forever.

Grantee, United Guaranty Residential Insurance Company, whose address is 230 North Elm Street, Greensboro, NC 27401 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 November, 2005.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Scott L. Redman, Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bertha A. Potts, a Notary Public within and for the State and County aforesaid, personally appeared Scott L. Redman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant 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 November, 2005.

Notary Public, Texas at Large
My Commission Expires: _____

BERTHA A. POTTS
MY COMMISSION EXPIRES
April 1, 2008

Send tax bill to:
This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Map & Parcel 95-1.6

New owner
AIG United Guaranty Residential Ins. Co.
230 North Elm Street
Greensboro NC 27401

File No.: 2188

EXHIBIT A

Lot Number 79 on the Plan of Donelson Hills, of record in Plat Book 2331, Page 22, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Book 11242, Page 650, in the Register's Office of Davidson County, Tennessee.