03

Davidson County DEEDWARR
Recvd: 04/17/06 16:05 2 pgs
Fees:13.00 Taxes:999.00
20060417-0043630

Pacific Title 48-A

Revised 01/02/92
TN (Conventional)

REO No. A057119

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 Mary Ann Sedita, and husband, Chris Sedita 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(s) 7, as shown on the map entitled Resubdivision of Lots 4, 5, 6 and 7, Sheffield on the Harpeth, Phase 1, of record in Plat Book 6900, page(s) 494, Register's Office for 494 County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by deed from Mortgage Electronic Registration Systems, Inc., of record in Instrument No. * 20060417.0043629, Register's Office for Davidson County, Tennessee.

The property is commonly known as 7005 Waterbury Point, Nashville, TN 37221.

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, Mary Ann Sedita, and husband, Christopher Sedita, and their assigns, forever.

Grantee, Mary Ann Sedita, and husband, Christopher Sedita, whose address 7005 Waterbury Point, Nashville, TN 37221, 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 31st day of March, 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 31st 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 $270,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF March, 2006.

Notary

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Map & Parcel: 141-15D-7

NEW OWNER: Mary Ann Sedita, and husband, Christopher Sedita
7005 Waterbury Point
Nashville, Tennessee 37221

SEND TAX BILLS TO:

New Owner