Davidson County DEEDWARR
Recvd: 04/28/06 13:29 3 pgs
Fees:18.00 Taxes:295.63
20060428-0048967

Revised 01/02/92
TN (Conventional)

REO No. A056755

**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 Timothy C. Harris, 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:

**SEE ATTACHED LEGAL DESCRIPTION**

The property is commonly known as 213 W Cedar St., Goodlettsville, TN 37072.

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, Timothy C. Harris, an unmarried person, and their assigns, forever.

Grantee, Timothy C. Harris, an unmarried person, whose address 213 W Cedar St., Goodlettsville, TN 37072, 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 22nd 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 22nd day of March, 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00.

Heather Hogan
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF March 2006

L. Mackenzie Cohen
Notary

L. MACKENZIE COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

My Commission Expires:

**Map & Parcel: 25-4-18**

NEW OWNER: Timothy C. Harris, an unmarried person
213 W Cedar St.
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO: **SAME**

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 18 on an unrecorded survey by Ragan, Smith & Associates, Inc. dated August 13, 1979, and described as follows:
Beginning at an iron pin in the northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet a distance of 102.00 feet to an iron pin; thence, North 6 deg. 08 min. 39 sec. West 135.18 feet to an iron pin; thence North 87 deg. 48 min. 15 sec. East 55.84 feet to an iron pin; thence, South 22 deg. 06 min. 5 sec. East 159.37 feet to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from DENISE GRIFFIN, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20050712-0080314, dated July 1, 2005, said Register's Office.