Davidson County DEEDWARR
Recvd: 05/18/06 10:47 3 pgs
Fees:18.00 Taxes:220.93

20060518-0058388

Revised 01/02/92
TN (Conventional)

Fannie Mae#1693158166

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 GMAC Mortgage Corporation of 3451 Hammond Avenue, Waterloo, IA 50704 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 609 Bixler Avenue, Madison, TN 37115, 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 _____, Page _____, _____ 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, GMAC Mortgage Corporation, and their assigns, forever.

Grantee, GMAC Mortgage Corporation, whose address is 3451 Hammond Avenue, Waterloo, IA 50704 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 Asst. Vice President, this 11th day of May, 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____

Scott L. Redman, Asst. Vice President

STATE OF TEXAS) ss.
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 Asst. 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 Asst. Vice President.

Witness my hand and seal at office, this 11th day of May, 2006.

Notary Public, Texas at Large
My Commission Expires:

BERTHA A. POTTS
Notary Public
STATE OF TEXAS
My Comm. Exp. April 1, 2008

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
14221 Dallas Parkway, Suite 11201
International Plaza II
Dallas, TX 75254

Return TO:
Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211

Agent Number: V1002-046

EXHIBIT "A"

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

Being Lot Number 25 of Block "D" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Officer of said County
Said Lot Number 25 fronts 100 feet on the westerly side of Bixler Avenue and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Federal National Mortgage Association by Trustee's deed recorded 11/07/05 as Instrument No. 20051107-0134795.

State of Tennessee

County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $59,709.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey D. Palmer
Affiant

Subscribed and sworn to before me this 16th day of May, 2006.

E. Hamilton
Notary Public

My commission expires:

_____
(Seal)

E. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Property owner and party responsible for payment of taxes:
GMAC Mortgage Corporation
4 Corporate Drive
Shelton, CT 06484

Parcel # 043-09-0 057.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211