Map/ Parcel: 148-03-0-122.00
Send tax bill to new owner:
Juan Zermeno
136 Luna Dr.
Nashville, TN 37211

Revised 01/02/92

Davidson County DEEDWARR
Recvd: 05/18/06 12:39 2 pgs
Fees:13.00 Taxes:487.12
20060518-0058544

(1)

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 136 Luna Drive, Nashville, TN 37211,, 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~~ Inst. No. 20050309-0026036 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, United Guaranty Residential Insurance Company , 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 7th day June , 2005_.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Susan T. Smith
Susan T. Smith Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Bertha A. Potts___, a Notary Public within and for the State and County aforesaid, personally appeared Susan T. Smith 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.7th day of June, 2005.

Bertha A. Potts

Notary Public, Texas at Large
My Commission Expires:

BERTHA A. POTTS
MY COMMISSION EXPIRES
April 1, 2008

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
International Plaza II
14221 Dallas Parkway, Suite 11201
Dallas, TX 75254-2916

State of Tennessee County of Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transfered, whichever is greater is $131,654.00.

Juan Ballard
Affiant

Sworn to and subscribed before me this 19th day of April, 2006.

Notary Public

My Commission expires:

DAVE ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/22/2008

Located in the 5DU-15690 Civil District of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 611 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 611 fronts 75 feet along the northerly margin of Luna Drive, thence back between lines measuring 184.5 feet on the westerly line and 169.2 feet on the easterly line, to a broken line in the rear, measuring 76.6 feet thereon.