Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 05/19/06 13:43 4 pgs
Fees:23.00 Taxes:249.75
20060519-0059226

REO No. A052666

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 Melissa Mercer 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 Unit "B" as shown on Exhibit B attached to the Declaration Establishing A Planned Unit Development for Snyder Avenue of record as Instrument No. 20020619-0074141, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

See Exhibit "A" for a more comlete legal description.

Being the same property conveyed to James R Oakley and wife, Sherry G. Oakley by Warranty Deed from The McCullough Company LLC, executed on 03/24/2003 and filed for record on 03/26/2003 in Instrument No 20030326-0039831, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, executed 03/10/05 and filed for record on 03/18/05 in Instrument No. 20050318-0029782, Register's Office for Davidson County, Tennessee.

The property is commonly known as 528 Snyder Ave., Nashville, TN 37207.

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, Melissa Mercer, and their assigns, forever.

Grantee, Melissa Mercer, whose address 528 Snyder Ave., Nashville, TN 37207, 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 28th day of April, 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 28th day of April, 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 $67,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF April, 2006

Notary

My Commission Expires: March 21, 2009

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Map & Parcel: **091100A00200**

NEW OWNER: Melissa Mercer
528 Snyder Ave.
Nashville, Tennessee 37209

SEND TAX BILLS TO: FMF Capital LLC
25 Century Blvd. Ste. 606
Nashville, TN 37214

EXHIBIT A

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT A POINT LOCATED AT THE SOUTHWESTERLY CORNER OF UNIT "B", SNYDER AVENUE CONDOMINIUMS, AS OF RECORD IN INSTR. No 20020619_ 0074141, R.O.D.C., BEING FURTHER LOCATED S 74°23'48" E, 21.67 FEET FROM AN EXISTING IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SNYDER AVENUE CONDOMINIUM PROPERTY, AND BEING THE POINT–OF–BEGINNING FOR THE HEREIN DESCRIBED PARCEL,

THENCE, N 24°04'00" E, 40.7 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, S 65°56'00" E, 15.7 FEET TO AN INTERIOR CORNER,

THENCE, N 24°04'00" E, 4.7 FEET TO AN EXTERIOR CORNER,

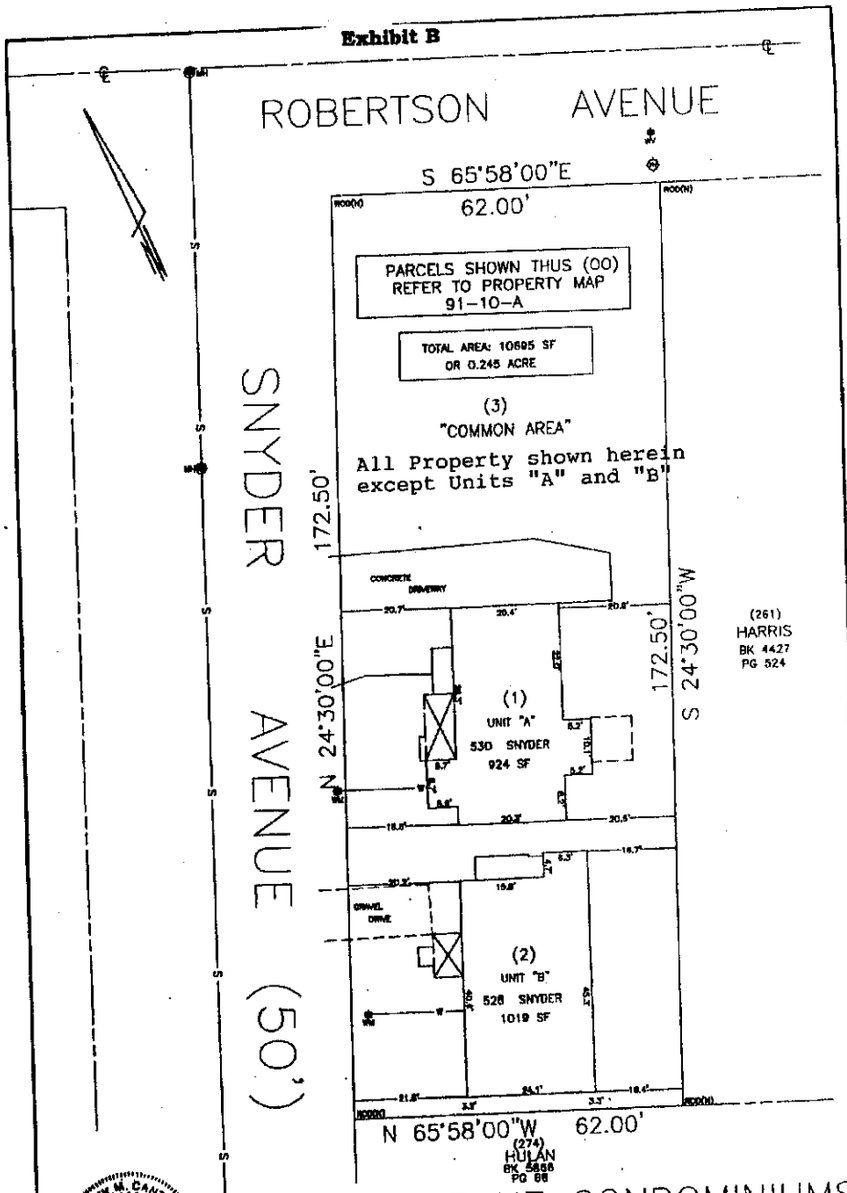
THENCE, S 65°56'00" E, 8.4 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, S 24°04'00" W, 45.4 FEET TO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE, N 65°56'00" W, 24.1 FEET TO THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID CORNER BEING WITNESSED BY AN EXISTING IRON PIN, AND BEING THE POINT–OF–BEGINNING.

CONTAINING 1019 SQUARE FEET, MORE OR LESS.

Exhibit B



SNYDER AVENUE CONDOMINIUMS

A HORIZONTAL PROPERTY REGIME

SNYDER AVENUE AT ROBERTSON AVENUE

DAVIDSON COUNTY, TENNESSEE

OWNER: THE McCULLOCH COMPANY, LLC

4823 QUAIL HOLLOW – OLD HICKORY,TN 37138

20 0 20 40 60

GRAPHIC SCALE – FEET SCALE: 1" = 20'

MAY 17, 2002

prepared by–
MARTY CANTRELL, RLS
P.O. BOX 293192
NASHVILLE, TN 37229
(615) 847-3252