Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 06/19/06 16:07 2 pgs
Fees:13.00 Taxes:303.40
20060619-0073174

REO No. A056864

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 Son T. Nguyen, 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:

Being part of Reserved Tract adjacent to Lots 536 and 313 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 15, Register's Office for Said County, Described according to a survey of Hal R. Swann, Jr. Surveyor, September 16, 1971 as follows: Beginning at a point in the southerly margin of Edge-O-Lake Drive, at the Northeasterly corner of Lot 536 on said plan; thence with the margin of said drive, South 50-55 East 144.81 feet to a point in the beginning of a curve; thence around said curve Southwesterly 47.12 feet to a point in the Westerly margin of Bell Road; thence with said road, South 39-05 West 25.6 feet to a corner of Walter T. Johnson property as shown on said plan; Easterly line of Lot 536; thence with the line of the same, North 39 05 East 108.46 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Quitclaim Deed from Mortgage Electronic Registration Systems, Inc. recorded in Instrument No. 20060503-0051326, Register's Office of Davidson County, Tennessee.

The property is commonly known as 301 Bell Road, Nashville, TN 37217.

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, Son T. Nguyen, an unmarried person, and their assigns, forever.

Grantee, Son T. Nguyen, an unmarried person, whose address 301 Bell Road, Nashville, TN 37217, 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 14th day of June, 2006.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 14th day of June, 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHALENE GREEN
Notary Public, State of Texas
My Commission Expires 05-30-07

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 $82,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF June, 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: 149-04-0-227.00

NEW OWNER: Son T. Nguyen, an unmarried person
301 Bell Road
Nashville, Tennessee 37217

SEND TAX BILLS TO: Taylor, Bean & Whitaker Mortgage Corp
1417 N. Magnolia Avenue
Ocala, FL 34475