Davidson County DEEDWARR
Recvd: 07/05/06 16:24 3 pgs
Fees:18.00 Taxes:133.20
20060705-0080491

Revised 01/02/92
TN (Conventional)

REO No. A062502

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 ~~XXXXX~~ ** Etherington 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 5375 Simpkins Rd., Whites Creek, TN 37189.

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, ~~XXXXX~~ ** Etherington, and their assigns, forever.

Grantee, ~~XXXXX~~ ** Etherington, whose address 5375 Simpkins Rd., Whites Creek, TN 37189, 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 30 day of June, 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 30 day of June, 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

** Jillian

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF , June .

Notary

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

My Commission Expires:

Map & Parcel: **039-00-0-235.00**

NEW OWNER: **
~~Jillian~~ Etherington
1817 Jefferson St.
Nashville, TN 37208

SEND TAX BILLS TO:

Same as above.

**- Jillian

LEGAL DESCRIPTION

Land in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor.
Beginning at a point in the center line of Simpkins Road said point being the southeast corner of this tract and the northeast corner of an 8.02 acre tract; thence leaving the center line of said road South 58 deg. 26 min. 00 sec. West 1113.27 feet to an iron pin and a fence line; thence with fence North 57 deg. 04 min. 16 sec. West 139.70 feet to an iron pin at a fence corner; thence continuing with fence North 71 deg. 34 min. 29 sec. West 201.00 feet to an iron pin; thence leaving said fence North 59 deg. 08 min. 06 East 1166.46 feet to a point in the center line of the aforesaid Simpkins Road; thence with the center of said road the following two calls: South 55 deg. 16 min. 45 sec. East 103.58 feet; South 60 deg. 32 min. 01 sec. East 195.39 feet to the

Being the same property conveyed to JACK H. HALL, JR., by deed of record in Book 10461, page 533, dated May 21, 1997, said Register's Office.

Being the same property conveyed to Countrywide Home Loans, Inc. by Successor Trustee's Deed from Philip M. Kleinsmith recorded 03/20/2006 at Instrument No. 20060320-0031893.

Being the same property conveyed to Federal National Mortgage Association by Quit Claim Deed from Countrywide Home Loans, Inc. recorded on 06/27/2006 at Instrument No. 20060627-0076473, said Register's Office for Davidson County, Tennessee

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser fro value for a sales price of greater than $43,200.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $43,200.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.