Revised 01/02/92
TN (Conventional)

REO No. A057143

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 Crystal Swagler, 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 Lot No. 79, Block A, on the Plan of SOUTHFORK SUBDIVISION, Section ONE, as of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, **Tennessee.**, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Federal National Mortgage Association by deed, recorded in Instrument No. 20050815-0096058, Register's Office of Davidson County, Tennessee.

The property is commonly known as 324 Brandiwood Court, Old Hickory, TN 37138.

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, Crystal Swagler, an unmarried person, and their assigns, forever.

Grantee, Crystal Swagler, an unmarried person, whose address 324 Brandiwood Court, Old Hickory, TN 37138, 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 21 day of April, 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 21 day of April, 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DONNA GHASSEMI
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

Davidson County DEEDWARR
Recvd: 07/06/06 13:55 2 pgs
Fees:13.00 Taxes:530.95

20060706-0081098

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF April, 2006

Notary

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

My Commission Expires:

Map & Parcel: **064-09-0-239.00**

NEW OWNER: Crystal Swagler, an unmarried person
324 Brandiwood Court
Old Hickory, Tennessee 37138

SEND TAX BILLS TO: Crystal Swagler
324 Brandiwood Ct
Old Hickory TN 37138