Davidson County DEEDWARR
Recvd: 11/13/06 09:55 3 pgs
Fees:18.00 Taxes:288.60
20061113-0140044

Revised 01/02/92
TN (Conventional)

REO No. A060907

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 David Hiland 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 2407 Sandy Dr., Nashville, TN 37216.

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, David Hiland, and their assigns, forever.

Grantee, David Hiland, whose address 2407 Sandy Dr., Nashville, TN 37216, 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 3rd day of November 2006.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Teresa M. Foley, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

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 3rd day of November 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 02

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 $78,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF November 2006 .

Notary

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: 073-0900-09.00

NEW OWNER: David Hiland
204 Walker Terrace
Madison, Tennessee 37115

SEND TAX BILLS TO: David Hiland
204 Walker Terrace
Madison, Tennessee 37115

EXHIBIT A

Described property located in Davidson County, Tennessee, to wit:

Lot Number 4, on the Plan of Gibson Heights, as shown of plat of record in Book 1835, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat in reference is hereby made for a more particular description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE by Substitute Trustee's Deed recorded as Instrument No. 20060310-0027984 for Davidson County, Tennessee.