Davidson County DEEDWARR
Recvd: 12/20/06 14:25 2 pgs
Fees:13.00 Taxes:275.58
20061220-0156866

Revised 01/02/92
TN (Conventional)

REO No. A065262

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

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 Latwaun Deshawn Cook, and wife, Jamica Latrese Cook 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 Lot(s) 76B, as shown on the map entitled Zone Lot Division, Lots76 and 77, Harbor Gate, Section Two, of record in Plat Book 6250, page(s) 33, as amended in Book 6200, page 488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from DENISE GRIFFIN, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20060623-0075059, dated June 16, 2006, said Register's Office.

The property is commonly known as 900 Lauren Court, 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, Latwaun Deshawn Cook, and wife, Jamica Latrese Cook, and their assigns, forever.

Grantee, Latwaun Deshawn Cook, and wife, Jamica Latrese Cook, whose address 900 Lauren Court, 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 19th day of December 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 19th day of December 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-10

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 $74,480.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19TH DAY OF DECEMBER, 2006

Notary

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07

Map & Parcel: 136-14-232

NEW OWNER: Latwaun Deshawn Cook, and wife, Jamica Latrese Cook
900 Lauren Court
Nashville, Tennessee 37217

SEND TAX BILLS TO: