Davidson County DEEDWARR
Recvd: 01/18/07 10:51 3 pgs
Fees:18.00 Taxes:139.97
20070118-0007346

Revised 01/02/92
TN (Conventional)

REO No. A069346

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 Dale Hemmerly Miller, a married 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:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 1715 Luton Avenue, Nashville, TN 37207.

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, Dale Hemmerly Miller, and their assigns, forever.

Grantee, Dale Hemmerly Miller, whose address 1715 Luton Avenue, Nashville, TN 37207, 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 17th day of January 2007.

(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 17th day of January 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,830.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF January 2007.

Notary

My Commission Expires: March 21 2007

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Map & Parcel: **71-7-171**

NEW OWNER: Dale Hemmerly Miller
101 Point East
Nashville, TN. 37216

SEND TAX BILLS TO: Dale Hammerly Miller
101 Point East
Nashville, TN. 37216

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Resubdivision of I.D. Luton's Addition on Meridian Street, of record in Plat Book 974, page(s) 55, 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 COUNTRYWIDE HOME LOANS, INC., of record as Instrument No. 20061127-0146337, dated September 12, 2006, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser fro value for a sales price of greater than $45,396.00 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 $45,396.00 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.