Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 01/19/07 16:21 2 pgs
Fees:13.00 Taxes:407.00
20070119-0008011

REO No. A066156

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 Thomas ~~Nguyen~~ ** and wife Tracy Nguyen 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) 520, as shown on the map entitled Edge-O-Lake Estates, Section 7, of record in Plat Book 3700, page(s) 79, 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 Trustees Deed from PHILLIP M. KLEINSMITH, TRUSTEE, of record as Instrument No. 20060807-0096900, dated July 25, 2006, said Register's Office.

The property is commonly known as 2616 Willowbranch Drive, 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, Thomas ~~Nguyen~~ **, and their assigns, forever.

Grantee, Thomas ~~Nguyen~~ **, whose address 2616 Willowbranch Drive, 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 17th day of January 2007.

(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 17th day of January 2007.

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

**Nguyen

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

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

Notary

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

My Commission Expires:

Map & Parcel: **149-4-137**

NEW OWNER: Thomas ~~Nguyen~~ **
2616 Willowbranch Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO: Taylor, Bean & Whitaker Mortgage Corp
1417 N. Magnolia Avenue
Ocala, FL 34475

** Nguyen