Revised 01/02/92
TN (Conventional)

REO No. A064268

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 Van Christian unmarried 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 the southerly 30 feet of the northerly 40 feet of Lot No. 315 on the plan of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
Said part of Lot 315 fronts 315 feet on the easterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20060522-0059856, dated May 12, 2006, said Register's Office.

The property is commonly known as 1628 Arthur St., Nashville, TN 37208.

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, Van Christian, and their assigns, forever.

Grantee, Van Christian, whose address 1628 Arthur St., Nashville, TN 37208, 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 24th 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 24th day of January 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL) _____

SHERYE MARTIN
Notary Public, State of Texas
My Commission Expires 02-15-09

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: 02/08/07 13:33 2 pgs
Fees:13.00 Taxes:158.73

20070208-0016729

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF January, 2011.

Notary

My Commission Expires: 1-23-2011

Map & Parcel: 81-12-118

NEW OWNER: Van Christian
1510 CLAIREMONT DL
NASHVILLE, TN 37215

SEND TAX BILLS TO:
VAN CHRISTIAN
1510 CLAIREMONT PLACE
NASHVILLE, TN 37215