Davidson County DEEDWARR
Recvd: 05/09/07 13:50 3 pgs
Fees:18.00 Taxes:625.30
20070509-0055818

Revised 01/02/92
TN (Conventional)

REO No. A066025

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 Mary Barr and Mark Hallings 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 5057 Seymour Hollow Road, Whites Creek, TN 37189.

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, Mary Barr and Mark Hallings, and their assigns, forever.

Grantee, Mary Barr and Mark Hallings, as tenants in common with right of survivorship, whose address 5057 Seymour Hollow Road, Whites Creek, TN 37189, 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 16th day of April 2007.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Teresa M. Foley, Vice President

STATE OF TEXAS)
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 16th day of April 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 02-10-09

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 $169,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF April, 2007.

Notary

My Commission Expires: 9-22-07

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel: **030-00-0-244.00**

NEW OWNER: Mary Barr and Mark Hallings
5057 Seymour Hollow Road
Whites Creek, Tennessee 37189

SEND TAX BILLS TO: New Owners

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a tract of land described as Tract No. 5 in the 14th Civil District of Davidson County, Tennessee, as shown on an unrecorded survey made by Marshall Ragan, Surveyor, dated July 6, 1977.

Said Tract No. 5 front 503.50 feet on the north side of Seymour Hollow Road and is more particularly described as follows:

Beginning at an iron pin in the north margin of Seymour Hollow Road, being the common corners of Tract No. 4 and Tract No. 5 as described in said foregoing survey; thence north 13 deg. 25 min. 52 sec. west 1,306.08 feet to a point in the common boundary line of the John R. Setters property and the Vera Frances Webb property, thence South 83 deg. 29 min. 59 sec. east 245 feet to a point; thence South 13 deg. 57 min. 20 sec. east 1060.70 feet to a point; thence north 86 deg. 51 min. 03 sec. west 300 feet to a point; thence south 2 deg. 29 min. 42 sec. east 175 feet to a point in the north margin of Seymour Hollow Road; thence westerly along the margin of Seymour Hollow Road 503.50 feet to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from CHRISTINA DUFFY, CO-TRUSTEE, of record as Instrument No. 20060807-0096057, dated July 12, 2006, said Register's Office.