Revised 01/02/92
TN (Conventional)

REO No. A070554

**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 James Andrew Tyner, an unmarried 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:

Land in Davidson County, Tennessee, being Lot(s) 101A, as shown on the map entitled Plan of Zone Lot Division Lots 98 through 104, Percy Priest Woods, Section IV, of record in Plat Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 101 on the Final Plat, Section IV, Percy Priest Woods Subdivision, 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 Quitclaim Deed from FIRST HORIZON HOME LOAN CORPORATION, of record as Instrument No. 20070208-0016625, dated February 7, 2007, said Register's Office.

The property is commonly known as 318 Woodlark Court, Nashville, TN 37214.

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, James Andrew Tyner, an unmarried person, and their assigns, forever.

Grantee, James Andrew Tyner, an unmarried person, whose address 318 Woodlark Court, Nashville, TN 37214, 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 26th 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 26th day of April 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 02-16-09

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: 05/21/07 13:17 2 pgs
Fees:13.00 Taxes:380.72
20070521-0060322

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,897.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF April 2007.

Notary

My Commission Expires: 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Map & Parcel: 108-16-0-249.00**

NEW OWNER: James Andrew Tyner, an unmarried person
318 Woodlark Court
Nashville, Tennessee 37214

SEND TAX BILLS TO:

Realty Mortgage Corporation
215 Katherine Drive
Flowood, MS 39232