Davidson County DEEDWARR
Recvd: 05/29/07 09:40 2 pgs
Fees:13.00 Taxes:218.30

20070529-0063119

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Revised 01/02/92
TN (Conventional)

REO No. A070929

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 Beatriz Simons, and husband, Simon Lara 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 a small part of the west part of Lot(s) 3, as shown on the map entitled of the division of the James Johnson Lands, of record Book 172, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the center of Rice Road at the southwest corner of the tract of land that was conveyed to Enoch Reece Jones and wife, by deed from Morris Gentry and wife, of record in Book 1534, page 375, Register's Office for said county; thence with said Jones' south line, easterly 210 feet to a point; thence southerly 60 feet, more or less, to a point; thence westerly 187 feet to the center line of Rice Road, thence with the center line of the same northerly 60 feet to the point of beginning.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from ELIZABETH A. CASH, AS SUBSITUTE TRUSTEE, of record Instrument No. 20070216-0019651, dated January 30, 2007, said Register's Office.
The property is commonly known as 5231 Rice Road, Antioch, TN 37013.

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, Beatriz Simons, and husband, Simon Lara, and their assigns, forever.

Grantee, Beatriz Simons, and husband, Simon Lara, whose address 5231 Rice Road, Antioch, TN 37013, 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 18th day of May 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 18th day of May 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

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF May, 2007.

Notary

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Map & Parcel: **149-0-00-196.00**

NEW OWNER: Beatriz Simons, and husband, Simon Lara
5231 Rice Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER