Revised 01/02/92
TN (Conventional)

REO No. A072807

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/07 09:41 3 pgs
Fees:18.00 Taxes:468.05
20070809-0095209

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 Aaron L. Gaston 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) 80, as shown on the map entitled Mill Park, Phase II, (formerly Hickory Hollow Townhomes), a Horizontal Regime (Private Element), of record Instrument No. 20000706-0066999, 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 deed from SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, of record Instrument No. 20070403-0039636, dated March 22, 2007, said Register's Office.

The property is commonly known as 5170 Hickory Hollow 246, 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, Aaron L. Gaston, and their assigns, forever.

Grantee, Aaron L. Gaston, whose address 5170 Hickory Hollow 246, 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 7th day of August, 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 7th day of August, 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
3455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davdison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00.

Braedyn Hayes
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF August, 2007.

Tiffany R. Addison
Notary



My Commission Expires:

Map & Parcel: **163-5-0-B-80**

NEW OWNER: Aaron L. Gaston
5170 Hickory Hollow 246
Antioch, Tennessee 37013

SEND TAX BILLS TO: Guaranty Trust Company ISAOA/ATIMA
P.O. Box 1218
Murfreesboro, TN 37133-1218

I, LaDarrell T. Collier, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (LaDarrell T. Collier) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009