Davidson County DEEDWARR
Recvd: 12/10/07 14:47 3 pgs
Fees:18.00 Taxes:540.53
20071210-0142522

Revised 01/02/92
TN (Conventional)

Fannie Mae#1669919122

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

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, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto MORTGAGE GUARANTY INSURANCE CORPORATION, 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:

The property is commonly known as 2509 BAYVIEW DR, NASHVILLE, TN 37217 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Book [illegible] Page 20070202-0019411 DAVIDSON County, Tennessee,

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, MORTGAGE GUARANTY INSURANCE CORPORATION and their assigns, forever.

Grantee, MORTGAGE GUARANTY INSURANCE CORPORATION 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 31ST DAY OF OCTOBER, 2007.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

CORY R. DAKIN, Asst. Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, BERTHA A. POTTS, a Notary Public within and for the State and County aforesaid, personally appeared CORY R. DAKIN with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he as such Asst. 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 Asst. Vice President.

Witness my hand and seal at office, this 31ST DAY OF OCTOBER, 2007.

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

BERTHA A. POTTS
Notary Public, State of Texas
My Commission Expires 04-01-08

Return to:
This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
INTERNATIONAL PLAZA II
14221 DALLAS PARKWAY
DALLAS, TX 75254

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public in and for said County and State, the within name bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____/20

My Commission expires: _____/_____/_____ _____

Notary Public - Texas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public in and for said County and State, the within name bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____/20

My Commission expires: _____/_____/_____ _____

Notary Public
Milwaukee County, Wisconsin

SEND TAX BILLS TO:

Mortgage Guaranty Insurance Corp.
270 East Kilbourn Avenue
Milwaukee, WI 53202-0488

OWNER/PROPERTY ADDRESS:

2509 Bayview Drive
Nashville, TN 38068
MGIC Cert # 11875699

State of Tennessee
County of Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 146,089.50.

Mortgage Guaranty Insurance Corporation

Affiant

Sworn to and subscribed before me this 31st day of October, 2007

My Commission Expires: 1/16/09

KEVAN M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
~~Milwaukee County, Wisconsin~~
Williamson County, Tennessee

M:msdocs/buchholz/tennessee consideration.doc

EXHIBIT A

BEING LOT NO. 40 AS SHOWN ON THE PLAT OF SECTION THREE OF BAYVIEW, OF RECORD IN PLAT BOOK 9700, PAGE 685, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SUBSTITUTE TRUSTEE"S DEED FROM AARON SQYRES AND BILLY GLASS AS CO-TRUSTEES OF RECORD IN INSTRUMENT #20070822-0100411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TONY A. OSZANIEC AND WIFE, TRICIA OSZANIEC, BY DEED FROM NVR, INC. T/A RYAN HOMES, OF RECORD IN BOOK 11325, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as 2509 Bayview Drive, Nashville, Tennessee 37217

Tax Parcel No. 136-05-0-022.00