Return: Southeast Title
214 Centerview Dr. Ste 101
Brentwood, TN 37027
800504

File Box 30

Revised 01/02/92
TN (Conventional)

REO No. A086853

**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 **Friadoon Ghazialsharif, and wife, shahrbanoo Kouroshfard** 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 7337 Campton Road, Nashville, TN 37211.

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, **Friadoon Ghazialsharif, and wife, shahrbanoo Kouroshfard**, and their assigns, forever.

Grantee, **Friadoon Ghazialsharif, and wife, shahrbanoo Kouroshfard**, whose address 7337 Campton Road, Nashville, TN 37211, 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 Assistant Secretary this 18th day of December 2008.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: _____
**Christopher Irby, Assistant Secretary**
MICHAEL SIMMONS

STATE OF TEXAS
COUNTY OF DALLAS )

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Christopher Irby, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Assistant Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and seal at office, this 18th day of December 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

ARIANNA KING
Notary Public, State of Texas
My Commission Expires
April 12, 2010

Davidson County DEEDWARR
Recvd: 12/30/08 15:59 3 pgs
Fees:18.00 Taxes:777.00
20081230-0123707

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF December, 2008

Notary

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

My Commission Expires:

**Map & Parcel: 181-01-0B-044.00**

NEW OWNER: Friadoon Ghazialsharif, and wife, shahrbanoo Kouroshfard
7337 Campton Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 183, as shown on the map entitled the Plan of Section One, Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a planned Unit Development, of record as Instrument No. 20030708-0093537, 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 NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080609-0058742, dated April 10, 2008, said Register's Office.