Revised 01/02/92
TN (Conventional) REO No. A08B528

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 Donald A. Counce_____ 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 1902 11th Ave. N, Nashville, TN 37208.

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, Donald A. Counce, _____and their assigns, forever.

Grantee, Donald A. Counce, _____ whose address 1902 11th Ave. N, Nashville, TN 37208, 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 30th day of September, 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
SHERYL MARTIN, 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 **SHERYL MARTIN, VICE PRESIDENT** 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 **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as **Vice President**

Witness my hand and seal at office, this 30th day of September, 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DIANA MICHELLE ROBINSON
MY COMMISSION EXPIRES
March 14, 2010

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

BILL GARRETT, Davidson County
Trans:T20090070829 DEEDWARR
Recvd: 10/19/09 09:56 3 pgs
Fees:18.00 Taxes:166.50
20091019-0096328

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF September, 2009

Notary

My Commission Expires: 7-31-10

LYNDA L. MARVEL
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Map & Parcel: **08107045500**

NEW OWNER: Donald A. Counce
1902 11th Ave. N
Nashville, Tennessee 37208

SEND TAX BILLS TO: Flagstar Bank
5151 Corporate Dr.
Troy, MI 48098

File No.: 11229

EXHIBIT A

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 18 and Lot No. 17 on the Plan of William and Valentino's Subdivision of the Woodard Tract of record in Plat Book 2, Page 33, Chancery Court for Davidson County, Tennessee.

This being the same property conveyed to Federal National Mortgage Association by Deed in Lieu of Foreclosure from Howard F. Anderson, as Beneficiary of the Estate of the Estate of Lena Harris and Katie West-Sewell, as Executor of the Estate of Lena Harris, dated June 10th, 2008, filed of record on July 7th, 2008, in Instrument No. 20080707-0069542, in the aforesaid Register's Office.