BK 8897 PAGE 625

Revised 01/02/92
TN (Conventional)

REO No. 922343

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 Stuart P. Schulz, Jr. and Theresa Michals Schulz of 485 Saddle Drive, Nashville, Tennessee, 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 485 Saddle Drive, Nashville, Tennessee, 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 8827, Page 329, 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, Stuart P. Schulz, Jr. and Theresa Michals Schulz, and their assigns, forever.

Grantee, Stuart P. Schulz, Jr. and Theresa Michals Schulz, whose address is _____ 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 23rd day of February 1993.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
J. Ellis Dykes, Vice President

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

Before me, Susan E. Bergsman, a Notary Public within and for the State and County aforesaid, personally appeared J. Ellis Dykes 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 23rd day of February, 1993.

Susan E Bergsman
Notary Public, Georgia at Large
My Commission Expires:

(SEAL) Notary Public, Fulton County, Georgia
My Commission Expires May 15, 1995

This instrument was prepared by:
Susan E. Bergsman c/o Fannie Mae
950 E. Paces Ferry Road
Atlanta, Ga 30326-1161

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart P. Schulz, Jr. 485 Saddle Drive Nashville, TN 37221	First Tennessee Bank N.A. Attn: Post Closing Suite 700, 165 Madison Avenue Memphis, TN 38101	Map 142-3 Parcel 73

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108, Register's Office for said County, to which plat 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 Shearson Lehman Hutton Mortgage Corporation of record in Book 8827, page 329, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 98,500.00

Affiant

Subscribed and sworn to before me this the 12th day of MARCH, 1993

NOTARY PUBLIC

MY Commission Expires: May 20, 1993

03742

RECEIVED FOR RECORD
MAR 12 PM '93

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE



OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

RECEIVED OF _____

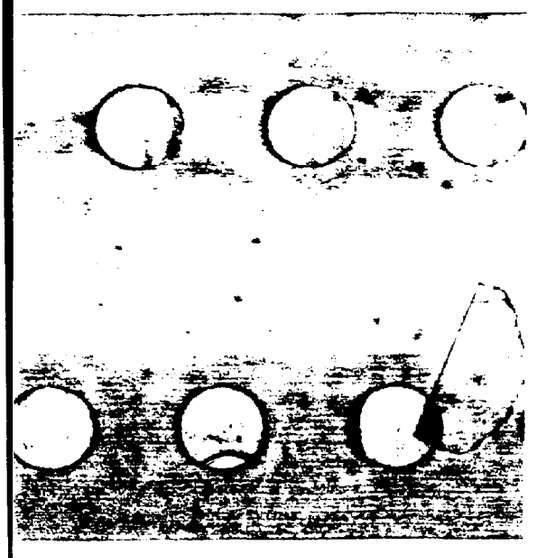
FOR _____

BOOK 8897 PAGE 627

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 98500.00
				CON TX 364.45
				PRFEE 1.00
				WDEED 3.00
				TOTAL 373.45
				CHECK 373.45
			03/26/93 01	15:18 0001 6318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03742

RECEIPT/REFERENCE

MAR 26 3 20 PM '93

DAVIDSON COUNTY, TN

No. 633766