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BOX 15

STM # 0223602

SPECIAL WARRANTY DEED

DATE: MAY 6, 1994

GRANTOR: STM MORTGAGE COMPANY

GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):

1250 WEST MOCKINGBIRD LANE
DALLAS, TX 75247
DALLAS COUNTY

GRANTEE: FEDERAL NATIONAL MORTGAGE ASSOCIATION

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):

950 EAST PACES FERRY ROAD
SUITE 1900
ATLANTA, GA 30326-1161

94 MAY 24 PM 3:35

DAVIDSON COUNTY TN.

53766

IDENTIFICATION REFERENCE

CONSIDERATION: TEN DOLLARS AND NO/100 DOLLARS ($10.00)

PROPERTY (INCLUDING ANY IMPROVEMENTS):

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 53B ZONE LOT DIVISION OF LOTS 49 AND 50, A RESUBDIVISION OF LOTS 35 AND 42-50, SECTION 5, PATIO VILLA AS OF RECORD IN BOOK 6250, PAGE 451, REISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. **

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCES AND WARRANTY: EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT; ALL PRESENTLY RECORDED INSTRUMENTS, OTHER THAN LIENS AND CONVEYANCES, THAT AFFECT THE PROPERTY; TAXES FOR THE YEAR 1992, THE PAYMENT OF WHICH GRANTEE ASSUMES; AND SUBSEQUENT ASSESSMENTS FOR THAT AND PRIOR YEARS DUE TO CHANGE IN LAND USAGE, OWNERSHIP, OR BOTH, THE PAYMENT OF WHICH GRANTEE ASSUMES.

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCES AND WARRANTY, GRANTS, SELLS, AND CONVEYS TO GRANTEE THE PROPERTY, TOGETHER WITH ALL AND SINGULAR THE TO HOLD IT TO GRANTEE, GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, OR ASSIGNS FOREVER. GRANTOR HEREBY BINDS GRANTOR AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, EXCEPT AS TO THE RESERVATIONS FROM AND EXCEPTIONS TO WARRANTY, BY, THROUGH OR UNDER US (ME) (IT), BUT NOT OTHERWISE.

**

Being the same property conveyed to STM Mortgage Company by Substitute Trustee's Deed from Randall J. Fishman, as Substitute Trustee, of record in Book 9268, page 103, Register's Office for Davidson County, Tennessee.

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THE VENDOR'S LIEN AGAINST AND SUPERIOR TITLE TO THE PROPERTY ARE RETAINED UNTIL EACH NOTE DESCRIBED IS FULLY PAID ACCORDING TO ITS TERMS, AT WHICH TIME THIS DEED SHALL BECOME ABSOLUTE.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL.

GRANTOR HEREBY TRANSFERS AND ASSIGNS TO GRANTEE ALL RIGHTS, TITLE AND INTEREST IN AND TO THE LOAN DOCUMENTS AND NOTE AND HEREBY TRANSFERS AND ASSIGNS TO GRANTEE ALL ITS RIGHTS, REMEDIES, TITLE, INTEREST AND CAUSES OF ACTION ARISING UNDER THESE LOAN DOCUMENTS AND NOTE.

STM MORTGAGE COMPANY

ATTEST: Glenda Dillard
NAME: GLENDA DILLARD
POSITION: ASSISTANT SECRETARY

SEAL

BY: Donald E Boyles
NAME: DONALD E BOYLES
POSITION: VICE PRESIDENT

Richard W. King
WITNESS: RICHARD W KING

Kimberly K Clark
WITNESS: KIMBERLY K CLARK

STATE OF TEXAS

0071 05/24 0101 03CHECK 8.00

COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6 DAY OF MAY, 1994, BY DONALD E BOYLES AND GLENDA DILLARD, THE VICE PRESIDENT AND ASSISTANT SECRETARY OF STM MORTGAGE COMPANY, A CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

David L. Even
Notary Public, State of Texas
My Comm. Expires 09/27/97

AFTER RECORDING, PLEASE RETURN TO:

PREPARED BY:
STM MORTGAGE COMPANY
ATTENTION: KIM CLARK
1250 W MOCKINGBIRD LANE
DALLAS, TX 75247