BOX 1

BOOK 10746 PG 915

Revised 01/02/92
TN (Conventional)

REO No. A970429

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 Luis Miguel Rojas Avila and *Dalila Z. Avila of 5 Peachtree Street, Nashville, TN 37210, 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:

* wife

The property is commonly known as 5 Peachtree Street, Nashville, TN 37210, 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 _____, Page _____, 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, Luis Miguel Rojas Avila and *Dalila Z. Avila, and their assigns, forever.

Grantee, Luis Miguel Rojas Avila and *Dalila Z. Avila, whose address is 5 Peachtree Street, Nashville, TN 37210 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 December, 1997.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

By: _____
Stacey Parker Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, Randy Conatser, a Notary Public within and for the State and County aforesaid, personally appeared Stacey Parker 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 31st day of December, 1997.

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

RANDY L. CONATSER
MY COMMISSION EXPIRES
January 15, 2000

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

IDENTIFICATION REFERENCE

0387044

98 JAN -5 PM 4:08

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOX 15

BOOK 10746 PG 916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is: $ 71,900.00 .

Jo Ann B Sasmor
AFFIANT

Subscribed and sworn to before me this 31 day of December, 19 97 .

Larry A. Westbrook
NOTARY PUBLIC

My Commission Expires:

4/22/2001

Legal Description:

Land in Davidson County, Tennessee, being Lot no 48 on the Plan of Rosewood Estates Section One, as of record in Plat Book 4955, page 29, Retister's Office for Davidson County, Tennessee, 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 Norwest Mortgage, Inc. of record in Book 10746 , Page 913 , said Register's Office.

Address New Owner

Luis Miguel Rojas Avila
5 Peachtree Street
Nashville, TN 37210

Send Tax Bills To:

Franklin American Mortgage Co.
214 Overlook Court, Suite 150
Brentwood, TN 37027

Map/Parcel

Map 119-6
Parcel 290

8691 01/05 0101 03CHECK 275.03

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10746 PG 917

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	71900.00
CON TX	266.03
PRFEE	1.00
WDEED	8.00
WDEED	8.00
ERR	CO
WDEED	8.00-
TOTAL	275.03
CHECK	275.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8691

0387044
IDENTIF. REFERENCE

98 JAN -5 PM 4:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239370