30 x 2

BOOK 11439 PG. 533

Prepared by:
Barrett Burke Wilson Castle Daffin & Frappier, L.L.P.

Record and Return to:

FT Loan No. 0005759360
FNMA REO No. A984064

SPECIAL WARRANTY DEED

This Indenture made this 20th day of October, 1998, between FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE CO, INC., Grantor, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, 13455 NOEL ROAD, SUITE 600, DALLAS, TEXAS 75240-5003, as Grantee.

WITNESSSETH, That said Grantor, for and in consideration of the sum of SEVENTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY AND NO/100 DOLLARS ($78,760.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 29 ON THE PLAN OF CHARLOTTE PARK SUBDIVISION OF RECORD IN BOOK 3700, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 29 FRONTS ON THE WEST SIDE OF ANNEX AVENUE AND RUNS BACK 148.6 FEET ON THE SOUTH LINE AND 147.67 FEET ON THE NORTH LINE TO A DEED LINE IN THE REAR ON WHICH MEASURES 50.08 FEET.

PROPERTY ADDRESS: 545 ANNEX AVENUE, NASHVILLE, TENNESSEE 37209

Tax Parcel ID Number: 90-12-332.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, heirs and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

FT Loan No. 0005759360
FNMA REO No. A984064

IN WITNESS WHEREOF, Grantor has thereunto set hand and seal this day and year first above written.

FT MORTGAGE COMPANIES D/B/A
FIRST TENNESSEE MORTGAGE CO, INC.

Sherry Stinson, Assistant Secretary

Thomas Wade, Assistant Vice President

FT MORTGAGE COMPANY CORPORATE SEAL KANSAS

COUNTY OF DALLAS)
)ss.
STATE OF TEXAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WADE AND SHERRY STINSON, the ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY of the Grantor corporation, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal this 20th day of October 1998.

NOTARY PUBLIC

My commission expires:

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05764434
RECORDING REFERENCE
99 APR 20 PM 2:33
HILL CARMICHAEL REGISTER
DAVIDSON COUNTY, TN.
4680 04/20 0101 CKCHECK 14.00

FT Loan No. 0005759360
FNMA REO No. A 984064

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STATE OF TEXAS
COUNTY OF DALLAS

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $78,760.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: _____
AFFIANT

TONYA S. WIMBERLY
Vice President

Subscribed and sworn before me this
the 16th day of April, 1999.

My Commission expires: _____

_____
Notary Public

M. SHALENE GREEN
Notary Public, State of Texas
My Commission Expires 09-22-01