Name and Address of New Owner:
Ha My Nguyen
545 Annex Ave.
Nashville, TN 37209

Send Tax Bills to:
FT Mortgage Companies
P.O. Box 146
Memphis, TN 38101

Map & Parcel No
Map 90-12
Parcel 332

Box 2

Revised 01/02/92
TN (Conventional)

REO No. A984064

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

BOOK 11439 PG. 536

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 Ha My Nguyen of _____, 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 545 Annex Avenue, Nashvillle, TN 37209 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~~ Special Warranty 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, Ha My Nguyen, and their assigns, forever.

Grantee, Ha My Nguyen, 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 16th day of April, 1999.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Tonya S. Wimberly Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, M. Shalene Green, a Notary Public within and for the State and County aforesaid, personally appeared Tonya S. Wimberly 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 16th day of April, 1999.

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

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

4681 04/20 0101 03CHECK 339.93

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 88,900.00.

Affiant

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

Notary Public

My Commission Expires: 3/10/2003

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

EXHIBIT "A"

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 dead line in the rear on which measures 50.08 feet.

Being the same property conveyed to the Grantor by deed of even date and recorded simultaneously herewith.

0576435
1999 APR 20 PM 2:35
CATHELL GARRETT REGISTER
DAVIDSON COUNTY, TN.
REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11439 PG. 538

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0576435

IDENTIFICATION REFERENCE

99 APR 20 PM 2:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	88900.00
CON TX	328.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	339.93
CHECK	339.93

04/20/99 01 14:37 0001 4881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474835