FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:200005250052421 Page: 1 OF 2
REC'D FOR REC 05/25/2000 1:32:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $392.20

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

5/24/00
Affiant

Subscribed and sworn to before me, this the 24th day of May, 2000.

My Commission Expires: 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM: Radian Guaranty, Inc.

TO: Solomon T. Abdi
Tsige Y. Biru

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Solomon T. Abdi	New Owner	Map 165-14
1504 Water Oak Court		Parcel 166
Antioch, TN 37013		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Radian Guaranty, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Solomon T. Abdi and Tsige Y. Biru**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 269 of Peppertree Forest Subdivision, Secton 17, as of record in Plat Book 8250, Page 196, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. *

The street address of the Real Property is 1504 Water Oak Court, Antioch, TN 37013, ____ unimproved/X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 18th day of May, 2000.

RADIAN GUARANTY, INC.

BY: Linda Brennan
Linda Brennan
Assistant Vice-President

CORPORATE SEAL RADIAN SERVICES, INC. • VIRGINIA

*Being the same property conveyed to Radian Guaranty, Inc. by Special Warranty Deed from Federal National Mortgage Association, a corporation, being recorded simultaneously herewith, Register's Office for said County.

FILE BOX 45

STATE OF PENNSYLVANIA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Linda Brennan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath acknowledged herself to be the Assistant Vice-President of Radian Guaranty, Inc., the within named bargainor(s), and corporation, and that he/she/they as such Assistant Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Linda Brennan as such Assistant Vice-President.

Witness my hand and official seal at Philadelphia, Pennsylvania, this 18th day of May, 2000.

My Commission Expires: March 24, 2003

Angela L. White
Notary Public

ANGELA L. WHITE
COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC

Notarial Seal
Angela L. White, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Mar. 24, 2003
Member, Pennsylvania Association of Notaries