Name and Address of New Owner:
Tracy Hunter
#1 MIMOSA COURT
ANTIOCH, TN 37013

Send Tax Bills to:
SAME AS NEW OWNER

TAX ID NOS.
MAP 162-16A-83

Davidson County DEEDWARR
Recvd: 04/18/01 09:21 3pgs
Fees:15.00 Taxes:198.88
20010418-0038146

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Federal National Mortgage Association** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Tracy Hunter** ("Grantee"), his successors, heirs and assigns, certain land in **Davidson** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to property taxes for 2001, a lien, but not yet due; and further subject to notes, easements, building set lines, etc., if any, as may be set forth on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, and subject to terms and conditions of Master Deed of record in Book 4887, Page 961, as amended in Book 5000, Page 607 and Book 5101, Page 809, said Register's Office..

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 9th day of April, 2001.

FEDERAL NATIONAL MORTGAGE ASSOCIATION 1938 CORPORATE SEAL

Federal National Mortgage Association

By: _____
Patricia Manson Vice President

TITLE: _____

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared PATRICIA MANSON with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President of **Federal National Mortgage Association** the within named bargainor, a corporation, and that she as such 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 Patricia Manson as such Vice-President.

Witness my hand and official seal at office at Dallas, Texas, on this the 9th day of April, 2001.

Notary Public

My Commission Expires:

TERESA M. FOLEY
Notary Public State of Texas
My Commission Expires 06-25-02

TERESA M. FOLEY
Notary Public State of Texas
My Commission Expires 06-25-02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$51,000.00~~ 53,750.00

Affiant (Purchaser)

Sworn to and subscribed before me
this the 10 day of April, 2001.

Notary Public

My Commission expires:

JEFF FARRAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 23, 2002

THIS INSTRUMENT PREPARED BY & RETURN TO:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

Being a certain condominium apartment in Davidson County, Tennessee, Being Unit No. 1, Building 17, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate leagal description.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute Trustee, recorded 9/12/00 of record in Instrument # 20000912-0090371 of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1 MIMOSA COURT, ANTIOCH, TENNESSEE 37013.