Name & Address of New Owner:
Mark Hamilton and wife,
Dianne Hamilton
8326 Carriage Hills Drive
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Tax ID Numbers:
Map 43-7 Parcel 29

Davidson County DEEDWARR
Recvd: 06/19/01 14:56 2pgs
Fees:11.00 Taxes:111.00
20010619-0065043

REO#: A010761

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 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 **MARK HAMILTON AND WIFE, DIANNE HAMILTON,** their heirs and/or assigns, subject to matters 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:

See attached Exhibit "A" for description of property which is incorporated herein by this reference.

To have and to hold said tract or parcel of land together with the appurtenances, estates, title and interest thereto belonging, unto the said Grantees, **Mark Hamilton and wife, Dianne Hamilton** and their heirs and/or assigns, forever.

Grantees, **Mark Hamilton and wife, Dianne Hamilton**, are responsible for the payment of real property taxes on subject property for the year 2001 and subsequent years thereafter.

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 6th day of June, 2001.

Corporate Seal Federal National Mortgage Association

State of Texas) ss.
County of Dallas) BY: _____ Patricia Manson, Vice President

Before me, the undersigned, a Notary Public within and for the Stae 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 the Federal National Mortgage Association, the within named party, a corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal at office, this 6th day of June, 2001.

_____
Notary Public, Texas at Large
My Commission Expires:_____
(SEAL)

CHERYL FURGESON
Notary Public, State of Texas
My Commission Expires 08-18-02

(2)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 136 of Tract 13 in the Anderson Estates, not of record, but being more particularly described as follows: Beginning at a point in the westerly margin of McArthur Drive, said point being the northeast corner of the herein described tract and said point being 266.2 feet south of a concrete monument which lies in the westerly margin of McArthur Drive the southwesterly coner of the intersection of McArthur Drive and Anderson Lane; thence 50 feet south along the west margin of and thus fronting 50 feet on McArthur Drive and said lot extending 150 feet west between parallel lines and ending at a dead line at the rear of said lot, measuring 50 feet, all according to a survey by John Kohl, dated July 31, 1974.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee dated February 26, 2001 and recorded March 29, 2001 as Instrument# 20010329-0030253, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 318 McArthur Drive, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater is $30,000.00.

Affiant (Purchaser)

Sworn to and subscribed before me this the 8TH day of JUNE, 2001.

Notary Public

Commission expires: 3/23/2002

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

Return to:
THIS INSTRUMENT PREPARED BY;
DEANIE L. GREGORY, ATTORNEY
200 MADISON STREET
MADISON, TN 37115