Davidson County DEEDWARR
Recvd: 07/04/01 08:08 2pgs
Fees:13.00 Taxes:255.67

20010704-0071089

Revised 01/02/92
TN (Conventional)

REO No. A011462

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF Davidson)

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, Federal National Mortgage Association, its successors or assigns in fee simple forever, does hereby bargain, sell, transfer and convey unto Michael O'Neill., Grantee, 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 1005 Iverson Road, Nashville, TN 37216, and is more particularly described as:

Being the easterly 90 feet of Lot number 82, on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 90 feet on the northerly side of Iverson Avenue and extends back between parallel lines 112.6 feet on the easterly line and 100 feet more or less on the westerly line to a dead line in the rear on which it measures 90 feet.
Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee filed May 3, 2001, as instrument number 20010503-0045368 in the records of the Register's Office of 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, Michael O'Neill., and their assigns, forever.

Grantee, Michael O'Neill., whose address is 1005 Iverson Road, Nashville, TN 37216 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 22nd day of June, 2001.

(CORPORATE SEAL)

Federal National Mortgage Association

By: _____
Vice President

STATE OF TEXAS) ss.
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 him/herself as Vice President.

Witness my hand and seal at office, this 22nd day of June, 2001.

Notary Public, at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 01-31-05

This instrument was prepared by:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
T635-258 (cn)

T635-258 (cn)

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, $69,100.00 which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of JUNE, 2001.

Notary Public

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 01-31-05

My commission expires:

(Seal) My Commission Expires
Leigh Anderson
July 24, 2004

Property owner and party responsible for payment of taxes:

Michael O'Neill.
~~1005 Iverson Road~~ 1019 Millwood Lane
~~Nashville, TN 37216~~ Ashland City, TN 37015

Sworn to and subscribed before me this 28th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 1/2/02

Tax Parcel ID No. 72/02/16.00

Return to:

Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064