RETURN TO:

American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/27/01 08:45 3pgs
Fees:18.00 Taxes:247.90

20010727-0079714

Revised 01/02/92
TN (Conventional)

REO No. A011981

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF SHELBY)

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 Curtis Stewart, 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 210 Two Mile Pike, Goodlettsville, TN 37075 and is more particularly described as:

Please See Attached:

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, Curtis Stewart, and their assigns, forever.

Grantee, Curtis Stewart, whose address is 210 Two Mile Pike, Goodlettsville, TN 37075 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 _____ day of July, 2001 .

Federal National Mortgage Association

(CORPORATE SEAL)

By: _____
Vice President Cheryl Furgeson 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 Cheryl Furgeson 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 19th day of July, 2001.

Notary Public, at Large
My Commission Expires:

TONY FORTNER
Notary Public, State of Texas
My Commission Expires 02-02-05

(SEAL)

This instrument was prepared by:
Wilson & Associates, PLLC
1355-B Lynnfield Rd.-Suite 245-16
Memphis, TN 38119
T635-317 (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, $67,000.00 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 19th day of July, 2001.

Notary Public K. J. SHELTON

K. J. SHELTON
NOTARY PUBLIC AT LARGE
TENN.

My commission expires:

08/24/03

(Seal)

Property owner and party responsible
for payment of taxes:

Curtis Stewart
~~XXXXXXXXXXXXXXXX~~ 721 YVONNE DR.
Goodlettsville, TN 37075

Tax Parcel ID No. 26/05/32.00

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The property further described as being in Davidson County, Tennessee, to-wit:

Being Lot No. 9 on the Map of the H. R. Drake, et. al. Subdivision, Two Mile Pike, Goodlettsville, Tennessee, described according to a copy of the survey by J.B. Scott, Surveyor, dated March 23, 1948, beginning at a point in the Easterly margin of Two Mile Pike at the common corner of Lots 9 and 10, said point being 75 feet North of the North margin of a 50 foot unnamed street leading from Two Mile Pike to the L & N Railroad underpass; thence with the line between said lots Easterly 247 feet to a point in the Westerly margin of the L & N Railroad right of way; thence with the margin of said right of way Northerly 75 feet to the common corner of Lots 8 & 9; thence with the line between said Lots Westerly 256 feet to the Easterly margin of said Two Mile Pike; thence with the margin of the same Southerly 75 feet to the beginning.

Commonly known as: 210 Two Mile Pike, Goodlettsville, TN 37072.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated June 5, 2001, recorded June 14, 2001, Instrument # 200106140062734, Register's Office for Davidson County, Tennessee.