Return To: Greater Nashville Title
200 Madison Street
Madison, TN 37115

Name & Address of New Owner:
John S. Minton
408 Cedarmont Drive
Nashville, TN 37211

Send Tax Bills To:
GMAC Mortgage Corporation
100 Witmer Road Suite 80
Horsham, PA 19044

Tax ID Numbers:
Map 162-13 Parcel 126

REO#: A 010555

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 **John S. Minton** ("Grantee"), his successors, heirs and 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:

The property is commonly known as **408 Cedarmont Drive, Nashville, TN 37211** and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

To have and to hold the property with all appurtenances, estates, title and interest thereto belonging, unto the said Grantee, **John S. Minton,** his successors, heirs, and assigns forever.

Grantee, **John S. Minton,** whose address is 408 Cedarmont Drive Nashville, TN 37211 is responsible for the payment of real property taxes on subject property for the year 2001 and subsequent years thereafter and this conveyance is subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Monte Carlo Estates, Section II-A, of record in Book 4955, Page 45, Register's Office for Davidson County, Tennessee; and further subject to Restrictive Covenants of record in book 5202, Page 261, said Register's Office.

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 10th day of September, 2001.

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

Federal National Mortgage Association

By: _____
Patricia Manson Vice President

See Next Page for Notary Public

Davidson County DEEDWARR
Recvd: 09/12/01 14:23 2pgs
Fees:13.00 Taxes:292.30
20010912-0099507

Corporate Seal
State of Texas) ss.
County of Dallas)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patricia Manson with whom I am personally acquainted, and who, upon 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 10th day of September, 2001.

Notary Public, Texas at Large
My Commission Expires:

D. VANESSA BROWN
MY COMMISSION EXPIRES
August 21, 2002
BONDED BY
NOTARY ASSOC. OF TEXAS, INC.

LEGAL DESCRIPTION ~~SEE EXHIBIT "A"~~

Land in Davidson County, Tennessee being described as follows: BEING Lot No. 53 on the Plan of Monte Carlo Estates, Section II-A as of record in Book 4955, Page 45, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute Trustee, dated February 9th, 2001, and recorded February 21st, 2001 at 12:15 pm in Instrument No # 20010221-0016178, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 408 Cedarmont Drive, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater is $ 79,000.00.

AFFIANT

ANGIE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 27 2002

Sworn to and subscribed
before me this th 10th
day of September 2001

NOTARY PUBLIC

COMMISSION EXPIRES:

PREPARED BY: Deanie L. Gregory
Attorney-at-Law
200 Madison Street
Madison, TN 37115