RECORD AND RETURN TO:
Nations Title Agency
5214 Maryland Way, Suite 208
Brentwood, TN 37027
017N01290

Name & Address of New Owner:
Vernon Kent Unruh
809 South 13th Street
Nashville, TN 37206

Send Tax Bills To:
First Horizon Home Loan
1140 Hammond Drive, Ste. B2290
Atlanta, GA 30328

Tax ID Numbers:
Map 94-1; Parcel 219

REO#: A 010763

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 **Vernon Kent Unruh** ("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 **803 South 13th Street, Nashville, TN 37206** 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, **Vernon Kent Unruh** his successors, heirs, and assigns forever.

Grantee, **Vernon Kent Unruh,** whose address is 809 South 13th Street, Nashville, TN 37206 is responsible for the payment of real property taxes on subject property for the year 2002 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 Payne, Blakemore, and Cummings Subdivision, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

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 11th day of October, 2001.

Federal National Mortgage Association

By: _____
Vice President Pamela Manson

See Next Page for Notary Public

Davidson County DEEDWARR
Recvd: 10/22/01 10:34 3pgs
Fees:18.00 Taxes:221.63
20011022-0114707

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 11 th day of October, 2001.

Notary Public, Texas at Large
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater is $ 59,900.00.

AFFIANT (PURCHASER)

Sworn to and subscribed before me this 12 th day of October, 2001.

NOTARY PUBLIC

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

COMMISSION EXPIRES:

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

LEGAL DESCRIPTION EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 144 and part of Lot No., 143 in Payne, Blakemore & Cummings Subdivision, as of record in Book 57, Page 70 Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot 144 on said Plan fronts 50 feet on the east side of South 13th Street and runs back betwen parallel lines 150 feet to an alley; and said part of Lot No 143 on said Plan lying immediately adjacent thereto fronts about 42 feet on the east side of South 13th Street and runs back between parallel lines 150 feet to an alley, said Lot No. 144 and part of Lot 143 contain about 92 feet on the east side of South 13th Street. Included in the above description, but expressly Excluded therefrom is the following described property conveyed by Charles E. Warren and wife, Hazel Deen Warren to The Nashville Housing Authority by deed of record in Book 3254, Page 23, Register's Office for Davidson County, Tennessee.

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots 143 and 144 of the Payne, Blakemore, and Cummings Subdivision, Book 57, page 70, said Register's Office, to which plat reference is hereby made for a more complete description thereof.

Beginning at a point, said point being the northwest corner of the intersection of Lenore Street and South 13th Street; thence along the easterly margin of South 13th Street in a northerly direction, a distance of 92 feet, more or less, to the northerly margin of the above mentioned property; thence with a line in a southeasterly direction a distance of 92.6 feet, more or less, to the northerly margin of Lenore Street; thence with this northerly margin in a westerly direction a distance of 12 feet more or less, to the beginning and containing 552 square feet more or less.

Being the same property conveyed to Federal National Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument No. 20010232-0028132, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 809 South 13th Street, Nashville, TN 37206.