FILE NO.: 198.A10810TN\adt
LOAN NO.: 005798756\CONV

Davidson County DEEDWARR
Recvd: 11/08/01 08:33 2pgs
Fees:12.00 Taxes:0.00

20011108-0122635

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on October 18, 2001, by and between:

Regions Mortgage, Inc., party of the first part, and,

Federal National Mortgage Association, party of the second part located at 950 E. Paces Ferry Road, Suite 1900, Atlanta, GA 30326

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in the 4th Civil District of Davidson County, Tennessee,

BEING Lot No. 30 on the Map of Scenic View Subdivision, not of record and described as follows: BEGINNING at a point in the north easterly margin of Keeton Avenue, the common corner of Lot Nos. 29 and 30; thence with the line between said lots, northeasterly 286.3 feet to a point; thence southeasterly 100 feet to the corner of Lot Nos. 30 and 31; thence with the line between said lots, southwesterly 286.9 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, northwesterly 100 feet to the beginning.

BEING the same property conveyed to Bahram Safarpoormonfared and Crystal D. Safarpoormonfared by Quitclaim deed of record in Instrument Number 200001240007913 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors herein from **Clifton E. Darnell,** Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No./Deed Book 200110110110733, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Regions Mortgage, Inc.**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Regions Mortgage, Inc.

BY: _____

TITLE: **Kathy Boston**
Foreclosure Officer

STATE OF AL

COUNTY OF MONTGOMERY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kathy Boston, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Foreclosure officer of **Regions Mortgage, Inc.,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 18th day of October 2001

ANGELA THOMAS NOTARY PUBLIC ALABAMA STATE AT LARGE

Angela Thomas
Notary Public

My Commission Expires: [illegible]

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MSP No.: 198.A10810TN (Safarpoormonfa)
Lender Loan No.: 005798756
Property Address: 331 Keeton Avenue, Old Hickory, TN 37138
Tax Parcel ID No.: 44-01;16.00

Mail Tax Notices To and Property Owner:
Regions Mortgage, Inc.
605 South Perry Street
Montgomery, AL 36104