File Box #24

Davidson County DEEDWARR
Recvd: 12/28/01 11:45 2pgs
Fees:13.00 Taxes:308.95
20011228-0143629

Revised 01/02/92
TN (Conventional)

REO No. AC11041

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

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 all 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 **Sergio Cardona and wife, Maria C. Cardona of Nashville, Tennessee,** heir heirs and assigns, 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 913 Algonquin Court, Antioch, Tennessee 37013 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office as Instrument No.20010320-0026673, 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, Sergio Cardona and wife, Maria C. Cardona, their heirs and assigns, forever in fee simple.

Grantee, **Sergio Cardona and Maria C. Cardona** whose address **913 Algonquin Court Antioch, Tennessee, 37013,** 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 21st day of December, **2001.**

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Patricia Manson 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 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 the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal at office, this 11th day December **2001.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Haywood Hills, Section 5, of record in Plat Book 4675, pages 143 and 144, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association, by deed from Arnold M. Weiss as Substitute Trustee, of record as Instrument No. 20010320-0026673, said Register's Office.

STATE of TENNESSEE
COUNTY of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Karla Ladd

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2001

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Tracy L. Love

Notary Public

My commission expires:

My Commission Expires
May 26, 2002

Address New Owner	Send Tax Bills To	Map & Parcel Numbers
Sergio Cardona	SunTrust Bank	Map 162, Group 3
286 Ocala Drive	201 Fourth Ave. N/7th Floor	Parcel 365.00
Nashville, TN 37211	Nashville, TN 37219	5DU53424

This is the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 4882, Page 842, said Register's Office.
This conveyance is subject to any and all easements, if any.