Davidson County DEEDWARR
Recvd: 04/22/02 13:45 2pgs
Fees:13.00 Taxes:360.75
20020422-0049527

Revised 01/02/92
TN (Conventional)

REO No. A014009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

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 **SAMMY HALE JR, AND WIFE, WINDY HALE of Madison, Tennessee**, their 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 **201 Cude Lane Madison, Tennessee 37115** 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 Asscciation by Trustee's Deed of Record in the Register's Office as **Instrument No.20011108-0123173, 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, **SAMMY HALE, JR. AND WINDY HALE**, their heirs and assigns, forever in fee simple.

Grantee, **SAMMY HALE, JR. AND WINDY HALE** whose address **201 CUDE LANE MADISON, TENNESSEE, 37115**, 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 9th day of April 2002.

(CORPORATE SEAL)

Federal National Mortgage Association

By: _____

Donna Ghassemi
Vice President

STATE OF TEXAS) ss.

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna Ghassemi 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 9th day April 2002.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

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

Exhibit "A"

Land in the 20th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by T.R. Sanford, dated August 21, 1964, as follows:

Beginning at a concrete monument in the northeasterly margin of Cude Lane, said monument being at the north front corner of lot number 41 on the plan of Shephard Hills Section II, as of record in Book 2900, page 12, Register's Office for Davidson County, Tennessee, thence along the margin of Cude Lane, Northwesterly 72.55 feet to an iron pin; thence North 56 deg. East 223.5 feet to an iron pin in the southerly line of lot number 10 of Shepherd Hills, Section 1, as of record in Book 2331, page 46, said Register's Office; thence along the line of lots numbers 10 and 11 in said subdivision, South 46 deg. 01 min. east 112.6 feet to a concrete monument at the northeast corner of lot number 41 above referred; thence with the line of said lot, south 63 deg. 39 min. west 250.7 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association, by deed Robert M. Wilson, Jr. as Successor-Trustee, of record in Record as Instrument No. 20011108-0123173 said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS 11th DAY OF APRIL 2002.

MY COMMISSION EXPIRES:

Notary Public

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

Map & Parcel: 34-2 37.00