Davidson County DEEDWARR
Recvd: 04/25/02 13:53 2pgs
Fees:13.00 Taxes:123.95
20020425-0051203

Return to: B-2693
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Revised 01/02/92
TN (Conventional)

REO No. A013480

STATE OF TENNESSEE) ss. **SPECIAL WARRANTY DEED**
COUNTY OF DAVIDSON)

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 **JEFF SEAT**, of Davidson County Tennessee, his 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 813 Stockell Street Nashville, Tennessee 37207 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. 20011015-0112207, 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, **JEFF SEAT,** his heirs and assigns, forever in fee simple.

Grantee, **JEFF SEAT** whose address 14838 Old Hickory Blvd., 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 19th day of February 2002.

(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 19th day February 2002.

_____
Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

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

Send Tax Bills to:
Jeff Seat
14838 Old Hickory Blvd.
Antioch, TN 37013

Exhibit "A"

Map & Parcel 082-07-0-077.00

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of V.S. Lindsley's Addition, as of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed of record as Instrument No. 20011015-00112207, Davidson County, Tennessee.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS 19th DAY OF February 2002.

Notary

MY COMMISSION EXPIRES:

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires
May 26, 2002