Davidson County DEEDWARR
Recvd: 06/19/02 09:56 2pgs
Fees:13.00 Taxes:318.20
20020619-0074004

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $86,000.00.

Mary Massey
Affiant

Subscribed and sworn to before me this 13th day of June, 2002.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 6/26/04

Susan Pederson and Mary Massey
Address/New Owners: 913 Waterswood Dr. Nashville TN 37220
Send Tax Bills To: New Owner
Map/Parcel Nos.: 150-10-110

This instrument prepared by: Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
615-452-5282 or Fax 615-451-1033

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, First Tennessee Bank, N.A., ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Susan Pederson and Mary Massey("Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2on the Plan of Roundwood Forest, Section One, as of record in Plat Book 6200, Page 221, as corrected by surveyors certificate of correction, of record in Book 667, page 900, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete legal.

Being the same property conveyed to First Tennessee Bank, N.A., by Deed of record in Instrument #200202120018769, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 13th day of June, 2002.

First Tennessee Bank, N.A.

BY: _____
Rowena Lundy, REO Specialist

This is _____improved property known as 3280 Luann Drive, Antioch, TN.

STATE OF TENNESSEE }
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rowena Lundy, REO Specialist, for First Tennessee Bank, N.A., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the REO Specialist of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of June, 2002.

Commission expires: 1/24/04 _____
Notary Public

NOTARY PUBLIC AT LARGE