Box 13
File # 3412

Davidson County DEEDWARR
Recvd: 08/01/02 15:50 2pgs
Fees:13.00 Taxes:332.63
20020801-0092574

Revised 01/02/92
TN (Conventional)

REO No. A020869

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 aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **Anthony Carl Bunce Antioch, Tennessee 37013**, and their 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 **253 Coleridge Court Antioch, TN 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 [redacted] Deed of Record in the Register's Office as Instrument No. 20020801-0092573, 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, **Anthony Carl Bunce**, and their assigns, forever.

Grantee, **Anthony Carl Bunce**, whose address **253 Coleridge Court, Antioch, TN 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 27th day of **June, 2002**.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, Patricia Manson, 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 himself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he 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 himself as Vice President.

Witness my hand and seal at office, this **27th** day **June, 2002**.

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

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Colemont Heights, Section 2, as of record in Book 4300, page 133, Register's Office for said County.

Said Lot fronts 43.04 feet on the southwesterly margin of Coleridge Court and runs back 174.38 feet on the northwesterly line and 125 feet on the southeasterly line to a broken line in the rear, on which it measures a total of 196.05 feet.

Being the same property conveyed to Federal National Mortgage Association by deed from Mortgage Electronic Registration Systems, Inc., of record as Instrument No. 20020801-0092573, said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF JUNE 2002.

Notary

My Commission Expires:

Map & Parcel: 162-02-255

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Mail Tax Notice to + Property Owner

Tony Bunce
253 Coleridge Ct
Antioch Tn 37013

Sent by: RICHARD MANSON ATTY 615 726 1690; 06/28/02 1:56PM; JetFax #375; Page 3/8