Name & Address of New Owner:
Murray J. Philip
104 Peggy Street
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

Davidson County DEEDWARR
Recvd: 11/15/02 16:15 2pgs
Fees:13.00 Taxes:185.00
20021115-0142316

Tax ID Numbers:
Map 42-16 Parcel 49

REO#: A 024148

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 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 **MURRAY J. PHILIP** ("Grantee"), his successors, heirs and assigns, subject to matters 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 **109 PEGGY STREET, MADISON, TN 37115** and is more particularly described in Exhibit " A" attached hereto and made a part hereof by this reference.

To have and to hold the property with all appurtenances, estates, title and interest thereto belonging, unto the said Grantee, **MURRAY J. PHILIP,** his successors, heirs, and assigns forever.

Grantee, **MURRAY J. PHILIP** whose address is **104 Peggy Street Madison, TN 37115** is responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years thereafter and this conveyance is subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Finnland Heights, Part 2, of record in Book 1424, Page 7, Register's Office for Davidson County, Tennessee.

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 12th day of November, 2002.

Federal National Mortgage Association

By: _____
Donna Ghassemi, Vice President

See Next Page for Notary Public

Corporate Seal
State of Texas) ss.
County of Dallas)

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 purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal at office, this 12th day of November, 2002.

D Vanessa Brown
Notary Public, Texas at Large
My Commission Expires:

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

LEGAL DESCRIPTION: ~~XXX~~ EXHIBIT "A"

Land in DAVIDSON County, Tennessee being described as Lot No. 31 on the Plan of Finnland Heights, Part 2, as of record in Book 1424, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated August 28, 2002 and recorded September 20, 2002 as Instrument No. 20020920-0114734, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater is $ 50,000.00.

AFFIANT (Purchaser)

Sworn to and subscribed
before me this the
15 day of November, 2002.

Deanie L. Gregory
NOTARY PUBLIC

COMMISSION EXPIRES: 3/25/2006

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

Return To: and
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
200 MADISON STREET
MADISON, TN 37115