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

Davidson County DEEDWARR
Recvd: 11/27/02 15:18 2pgs
Fees:13.00 Taxes:222.00
20021127-0147476

Name & Address of New Owner:
Jason A. Deal and
Jennifer R. Saunders
3214 Lakeford Drive
Nashville TN 37214

Send Tax Bills To:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Tax ID Numbers:
Map 108-8-224

REO#: A 023593

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 of America, does hereby bargain, sell, transfer and convey unto **JASON A. DEAL AND JENNIFER R. SAUNDERS** tenants in common with right of survivorship, their successors, heirs and/or 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 **3214 Lakeford Drive, Nashville, TN 37214** and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

To have and to hold said tract or parcel of land together with the appurtenances, estates, title and interest thereto belonging, unto the said Grantees, **JASON A. DEAL AND JENNIFER R. SAUNDERS**, their successors, heirs and/or assigns, forever.

Grantees, **JASON A. DEAL AND JENNIFER R. SAUNDERS** whose address is 3214 Lakeford Drive, Nashville, TN 37214 are responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years thereafter, and this conveyance is made subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Zone Lot Division, Lots 29 and 30 of Section 3 of East Lake Subdivision of record in Book 5200, Page 342, as amended in Book 5200, Page 668, and further subject to Restrictions of record in Book 5761, Page 355 and Book 5200, Page 668, said Register's Office.

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 21st day of November, 2002.

Corporate Seal

Federal National Mortgage Association

State of Texas) ss.
County of Dallas)

BY: _____
Donna Ghassemi Vice President

Before me, the undersigned, a Notary Public within and for the Stae 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 21st day of November, 2002.

_____
Notary Public, Texas at Large
My Commission Expires:

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

EXHIBIT "A"

Land DAVIDSON County, Tennessee being Lot No. 30B on the Plan of **Zone Lot Division, Lots 29 and 30 of Section 3 of East Lake Subdivision as of record in Book 5200, Page 342, as amended in Book 5200, Page 668,** Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee dated July 31, 2002; recorded August 12, 2002 ,in the 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 $60,000.00

Sandy F. Balent
AFFIANT

Sworn to and subscribed before me this the 21st day of November, 2002.

Deanie L. Gregory
NOTARY PUBLIC

COMMISSION EXPIRES: 3/25/06

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