#530037487

Name and Address of New Owner(s):
Federal National Mortgage Assn.
13455 Noel Road, S. 950
Dallas, TX 75243

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 12/04/02 13:41 3pgs
Fees:17.00 Taxes:0.00
20021204-0149346

Tax Map and Parcel Nos.
Map 43-5 Parcel 125

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Mortgage Electronic Registration System, Inc. as Nominee for It's Successors and Assigns**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** ("Grantee"), its successors, heirs and assigns, certain land in **DAVIDSON COUNTY, TENNESSEE**, being more particularly described in Exhibit 'A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for the year 2003 and subsequent years, not yet a lien, subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of John Davidson Lots as shown on plat of record in Book 8250, Page 138, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

Executed this the ~~26th~~ 25 day of November, 2002.

Mortgage Electronic Registration Systems, Inc., as Nominee

By: _____

TITLE: ~~Asst.~~ Vice President
Noel McNally

ATTEST: _____

TITLE MIKE MARGOLF
ASSISTANT SECRETARY



SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Noel Monally and Mike Margolf with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the Asst. Vice President and Assistant Secretary respectively of Mortgage Electronic Registration Systems, Inc. the within named bargainor, a corporation, and that Noel Monally as such Asst Vice President AND Mike Margolf as such Asst. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Noel Monally as such Vice President and attesting the same by the said Mike Margolf as such Was Asst. Secretary.

Witness my hand and official seal at office at Los Angeles California, ____, on this the 25th day of November, 2002.

Notary Public

My Commission Expires: Jan. 14 2005

ERIKA HERRERA
Commission # 1290843
Notary Public - California
Los Angeles County
My Comm. Expires Jan 14, 2005

STATE OF Tenn.
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $EXEMPT. GRANTEE IS A GOVERMENTAL ENTITY.

Sandy J Balent
Affiant

Subscribed and sworn to before me
this 27th day of November, 2002.

Deanie L. Gregory
Notary Public

My Commission Expires:
3-25-06

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

THIS INSTRUMENT PREPARED BY & RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

EXHIBIT "A"

Land in **DAVIDSON** County, Tennessee, described as follows: Being all of Lot No. 1, John Davidson Lots, as of record in Book 8250, Page 188, 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 Mortgage Electronic Registration Systems, Inc. as Nominee for It's Successors and Assigns by Substitute Trustee's Deed from Dionne Simmons, Substitute Trustee, recorded as Instrument No. 20020909-0108877 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 730 Delaware Avenue, Madison, TN 37115