Name & Address of New Owner:
Shadowbrook Development Company
and Phillip Smith
741 Adkisson Lane
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner
SAME AS NEW OWNER

Tax ID Numbers:
Map 43-5 Parcel 125

Davidson County DEEDWARR
Recvd: 12/04/02 13:43 3pgs
Fees:18.00 Taxes:148.00
20021204-0149347

REO#: A024070

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** organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **SHADOWBROOK DEVELOPMENT COMPANY AND PHILLIP SMITH, A ONE-HALF INTEREST EACH** and their 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 **730 DELAWARE AVENUE, 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 said tract or parcel of land together with the appurtenances, estates, title and interest thereto belonging, unto the said Grantees, **SHADOWBROOK DEVELOPMENT COMPANY AND PHILLIP SMITH,** and their successors and/or assigns, forever.

Grantees, **SHADOWBROOK DEVELOPMENT COMPANY AND PHILLIP SMITH,** whose address is 741 Adkisson Lane, Nashville, TN 37205 are responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years, and this conveyance is made subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of John Davidson Lots as of record in Book 8250, Page 188, 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 26th day of November, 2002.

Federal National Mortgage Association

BY: _____
Donna Ghassemi, Vice President

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

Witness my hand and seal at office, this 26th day of November, 2002.

Notary Public, Texas at Large
My Commission Expires:

PATRICIA MANC[illegible]
Notary Public, State of Texas
My Commission Expires [illegible]

EXHIBIT "A"

Land DAVIDSON County, Tennessee being Lot No. 1,, John Davidson Lots, as shown in Book 8250, Page 188, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Federal National Mortgage Association by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc. as Nominee for It's Successors and Assigns which deed is being recorded simultaneously herewith as Instrument No. ✓ 20021204-0149346 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 $40,000.00

AFFIANT

Sworn to and subscribed
before me this the 27th
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

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