Name & Address of New Owner:
Anthony Hager
4710 Elkins Ave.
Nashville, Tn 37209

Send Tax Bills To:
Same as new owner

Tax ID Numbers:
Map 92-13 Parcel 249

Davidson County DEEDWARR
Recvd: 12/11/02 09:29 2pgs
Fees:13.00 Taxes:212.75
20021211-0152680

REO#: A023513

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 **Anthony Hager**, his heirs, successors 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:

See attached Exhibit "A"

To have and to hold said tract or parcel of land together with the appurtenances, estates, title and interest thereto belonging, unto the said Grantee, **Anthony Hager**, his heirs, successors and/or, forever.

Grantee, **Anthony Hager**, is responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years thereafter.

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 6th day of December, 2002.

Corporate Seal

Federal National Mortgage Association

BY: _____
Donna Ghassemi Vice President

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 6th day of December, 2002.

_____
Notary Public, Texas at Large
My Commission Expires:_____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The amount of consideration for this transfer (or value, whichever is greater) is $57500.00.

Affiant

Sworn to and subscribed before me this the 6 day of December, 2002

Notary Public

Commission expires: 10-1-06

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 20

EXHIBIT "A"

Land in the Davidson County, Tennessee, being Lot No. 79 on the Plan of Block 33, Charlotte Park, Second Addition Extended as of record in Book 2330, Page 135, 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 Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, which deed is dated July 24, 2002 and recorded August 9, 2002 as Instrument No. 20020809-0096309 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3802 DAKOTA AVENUE, NASHVILLE, TN 37209