D-0116

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/14/03 15:19 2pgs
Fees:13.00 Taxes:324.49

20030114-0005919

Revised 01/02/92
TN (Conventional)

REO No. A025553

STATE OF TENNESSEE ) ss. **SPECIAL WARRANTY DEED**
COUNTY OF **Davidson**)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **Chad W Breece** husband **and wife, Kimberly C Breece**, their heirs and/or assigns, subject to covenants and restrictions 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, **194 Manchester Avenue Nashville, Tennessee 37206** and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Record **Instrument No.** 20021219-0156908 **Davidson** County, Tennessee,

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, **Chad W Breece and Kimberly C Breece**, their heirs and/or assigns, forever.

Grantee, **Chad W Breece and Kimberly C Breece** husband and wife, whose address **194 Manchester Avenue Nashville, Tennessee 37206** is responsible for the payment of real property taxes on subject property.

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 **27th day of December, 2002.**

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By _____
Donna Ghassemi, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, D. VANESSA BROWN, 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 himself to be the Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he 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 himself as Vice President.

Witness my hand and seal at office, this **27th day of December 2002.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No 25 on the Plan of Beaumont Place as or record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's deed of record as Instrument No. 20021219-0156908, said Register's Office.

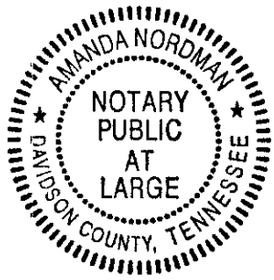
State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,700.00

Donald J Paul
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF December 2002.

Amanda Nordman
Notary




My Commission Expires: 1/29/05

Map & Parcel: 73B-A-012.00