Name & Address of New Owner:
Zina P. Fisher and Paul Fisher

3713 Ashford Trace
Antioch, TN 37013

Send Tax Bills To:
New Owner

Tax ID Numbers:
Parcel 164-13 Map 84

Davidson County DEEDWARR
Recvd: 02/04/03 11:26 2pgs
Fees:13.00 Taxes:510.29
20030204-0015104

REO#: A023478

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 **Zina P. Fisher and Paul Fisher** their 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:

The property is commonly known as 3713 Asford Trace, Antioch, TN 37013 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, estate, title and interest thereto belonging, unto the said Grantees, Zina P. Fisher and Paul Fisher, wife and husband, their heirs and assigns, forever.

Grantees, **Zina P. Fisher and Paul Fisher** , 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 Restrictive Covenants of record in Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Register's Office for Davidson County, Tennessee and further subject to notes, easements, building setback lines, etc., if any as may be set forth on the plan of First Revision of Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, Page 171, Register's Office for said County.

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 30th day of January, 2003.

Federal National Mortgage Association

BY: _____
Donna Ghassemi, Vice President

State of Texas) ss.
County of Dallas)
(SEAL)

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 30th day of January 2003.

_____
Notary Public, Texas at Large

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration, or value, whichever is greater for this transfer is ~~$137,917.00~~.

Affiant

Sworn to and subscribed before me this 31st day of January 2003.

Notary Public

Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 07/30/2005

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

Exhibit "A"

Land in Davidson County, Tennessee, Being Lot No.258 on the Plan of First Revision of Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Instrument No.#20020808-0095388, Register's Office for Davidson County, Tennessee.