27A
2083

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31th DAY OF January, 2003
Notary Public
MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

SPECIAL WARRANT DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. McPherson (NAME)	Suntrust Mortgage Inc (NAME)	MAP 8
3058 Baxter Road (ADDRESS)	1001 Semmes Avenue (ADDRESS)	PARCEL 208
Joelton, Tn 37080 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Federal National Mortgage Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel L. McPherson and wife, Angel C. McPherson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being in the 14th Civil District and described as follows:

Beginning at a point in hte north right-of-way of Baxter Road, said point being north 68 degrees 18 minutes 35 seconds west a distance of 120.0 feet from the southwest corner of the Brenda K. Apple and Theresa A. Bradford property, as recorded in book 9683, page 616, Register's Office for Davidson County, Tennessee; thence north along the north right-of-way of Baxter Road north 68 degrees 18 minutes 35 seconds west a distance of 34.70 feet to a point; thence along a curve to the right with a radius of 1,465.87 feet, a distance of 150.83 feet to a point; thence along the remainder of Daniel K. Rogers' property, as recorded in book 9447, page 191, said Registar's Office, north 4 degrees 59 minutes 15 seconds east a distance of 1,784.85 feet to a point in the south line of the Pamela Lynch and Cathy L.Purdom property, as recorded in Book 9683, page 618, said Register's Office; thence along the south line of Lynch & Purdom south 55 degrees 59 minutes 29 seconds east a distance of 63.70 feet to an iron pin in the west line of Apple and Bradford; thence along the west and south lines of Apple and Bradford soth 6 degrees 09 minutes 15 seconds west an distance of 80.00 feet to an iron pin; and south 77 degrees 42 minutes 50 seconds east a distance of 72.94 feet to a point; thence along the remainder of Rogers, south 3 degrees 22 minutes 03 seconds west a distance of 1,726.06 feet to the point of beginning, containing 6.00 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustees Deed recorded as instrument 20020726-0089841 and correced as instrument 20020826-0102564, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3858 Baxter Road, Joelton, Tn 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of January, 2003

Federal National Mortgage Association
By:
Craig Anderson Vice President

Davidson County DEEDWARR
Recvd: 02/12/03 08:29 2pgs
Fees:13.00 Taxes:592.00
20030212-0019115

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Craig Anderson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: VP and _____ respectively of the Federal National Mortgage Association the within named bargainor, and corporation, and that he as such its: VP and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Craig Anderson as such its: _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ PLANO, TEXAS on this the 29 day of January, 2003.

My commission expires 4/8/06

Najia Sarah Abraham
Notary Public

Najia Sarah Abraham

NOTARY PUBLIC STATE OF TEXAS
NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-08-06

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE of, By and THrough the Grantor from and after the time Grantor took title. No warranties are to be implied and no warranties are expressly made. If any warranties are made, they run from and after the time grantor took title and not further or otherwise.