Revised 01/02/92
TN (Conventional)

REO No. A025084

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 **DENNIS MORENO, UNMARRIED** and his 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 **125 McKinley Street Madison, Tennessee 37115** 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 Deed of Record in the Register's Office Instrument No.2002115-0141879, 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, **Dennis Moreno**, and his assigns, forever.

Grantee, **Dennis Moreno**, whose address **125 McKinley Street, Madison, TN 37115** 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 **12th** day of **February, 2003.**

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 **12th** day **February 2003.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

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

Davidson County DEEDWARR
Recvd: 02/26/03 15:54 2pgs
Fees:13.00 Taxes:225.12

20030226-0025863

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 36 of Block "B" on the Map of East Lawn of record in Book 547, page 153, and 154, Register's Office of Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the McKinley Street and runs back between parallel lines 120 feet to a dead line which measures 50 feet thereon.

Being the same property conveyed to Federal National Mortgage Association Trustees Deed of record as Instrument No.20021115-0141879, said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,844.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF February 2003.

Notary

My Commission Expires:

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 28, 2005

Map & Parcel: 34-13-122.00