Name & Address of New Owner:
Patricia R. Hunt
616 Kingwood Drive
Murfreesboro, TN 37129

Send Tax Bills To:
Same as New Owners

Davidson County DEEDWARR
Recvd: 03/03/03 15:11 2pgs
Fees:13.00 Taxes:112.85
20030303-0027694

Tax ID Numbers:
Map 72-7 Parcel 242

REO#: ~~8024876~~
A 024858

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 **Patricia R. Hunt,** her 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 1304 Oakhurst Drive, Nashville, TN 37216 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, **Patricia R. Hunt** her heirs and assigns, forever.

Grantees, **Patricia R. Hunt**, is 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 to notes, easements, building setback lines, etc., if any as may be set forth on the Map showing Subdivision of The Waters Place on Maxey Lane, as of record in Book 332, Pages 136 & 137, Register's Office for Davidson County, Tennessee.

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 February, 2003.

Federal National Mortgage Association

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

BY: _____
Donna Ghassemi, Vice President

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 27th day of February 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

The actual consideration, or value, whichever is greater for this transfer is $30,500.00

Patricia R. Hunt
Affiant

Sworn to and subscribed before me this 28th day of February 2003.

Deanie L. Gregory
Notary Public

Commission Expires: 3-25-06

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

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

Exhibit "A"

Land in Davidson County, Tennessee, Being the easterly part of Lot No. 30 and all of Lot No. 31 on the Map showing Subdivision of The Waters Place on Maxey Lane, as of record in Book 332, Pages 136 & 137, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence, with the line between said two lots southwardly 150 feet to the northerly margin of an alley; thence, with said alley, westwardly 128.75 feet to the southeast corner of the property conveyed to Margaret Gwin of Deed from R. B. Baxensale of record in Book 919, Page 87, Register's Office for Davidson County, Tennessee; thence with Gwin's easterly line, northwardly 157 feet, more or less to the southerly margin of Oakhurst Avenue; thence with said Avenue, eastwardly 80.5 to the beginning.

Being the same property conveyed to Federal National Mortgage Association from Arnold M. Weiss, as Substitute Trustee, by Substitute Trustee's Deed of record as Instrument No.# 20021017-0127781, Register's Office for Davidson County, Tennessee.