Box 11

Davidson County DEEDWARR
Recvd: 03/04/03 15:45 2pgs
Fees:13.00 Taxes:425.50

20030304-0028559

Revised 01/02/92
TN (Conventional)

REO No. A020710

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 **EDDIE WALKER, JR. AND WIFE, MARY WALKER** 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, **3807 North Hydes Ferry Road Nashville, Tennessee 37218** 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 **as Instrument No. 20020806-0094555, 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, **Eddie Walker, Jr. and Mary Walker**, their heirs and/or assigns, forever.

Grantee, **Eddie Walker, Jr., and Mary Walker**, whose address **3807 North Hydes Ferry Road Nashville, TN 37218**, 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 **19th** 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 **19th** day **February 2003.**

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"

A certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of Mosco W. Brown Farm, described according to a survey of George W. Watkins, Surveyor, dated October 19, 1949, as follows:

Beginning at a point in Bettie Shannon's northeast line, being 249 feet northwesterly from said Shannon's easterly corner; thence North 33 deg. 45' East 366 feet to the center of Hydes Ferry Road; thence North 57 deg. 45' West 124 feet with the center of said Road, to a point; thence South 33 deg. 15' West 350 feet to a point in Bettie Shannon's line; thence South 49 deg. 15' East 96 feet to a post; thence South 46 deg. 30' East 28 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's deed of record **as Instrument No. 20020806-0094555**, said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Mary Walker
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF February 2003.

Notary

My Commission Expires:

Map & Parcel: 069-12-0-022.00

RICHARD MANSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003