Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Revised 01/02/92
TN (Conventional)

REO No. A022385

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 **BILLY G. GIBSON AND JUANITA GIBSON** their heirs and 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 **5029 Edmondson Pike Nashville, Tennessee 37211** 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 in **Instrument No. 20020820-0100327, 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, **BILLY G. GIBSON AND JUANITA GIBSON**, their heirs and assigns, forever.

Grantee, **BILLY G. GIBSON AND JUANITA GIBSON**, whose address **5029 Edmondson Pike Nashville, Tennessee 37211** 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 **26th** day of **February 2003.**

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____

Donna Ghassemi, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, Tony Fortner, 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 **26th** 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

_____

TONY FORTNER
Notary Public, State of Texas
My Commission Expires 02-02-05

Davidson County DEEDWARR
Recvd: 03/07/03 09:24 2pgs
Fees:13.00 Taxes:381.10

20030307-0030232

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 301, Section Five, Caldwell County Estates, as shown on plat of record in Plat Book 3300, page 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Included in the above but excluded there from is that portion described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 301 on the plan of Caldwell Country Estates, Section V, of record in Plan Book 3300, page 16, Register's Office for said County, described as follows:

Beginning at a point, said point being the southern property line and 25 feet from the centerline of Edmondson Pike; thence along said property line N 47 deg. 19 min. W for 5 feet to a point; thence N 42 deg. 41 min. E for 90 feet to a point on the common property line of Parcel 56 on Map 147-10; and Parcel 57 on Map 147-10; thence along said property line S 47 deg. 19 min. E for 5 feet to a point; thence along the existing right-of-way line of Edmondson Pike S 42 deg. 41 min. W 90 feet to the point of beginning and containing therein an area of 450 square feet, more or less.

Being the same property conveyed to Federal National Mortgage Association Trustees Deed of record as Instrument No. 20020820-0100327 said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February 2003.

Notary

My Commission Expires: 5/2/06

Map & Parcel: 147-10-0-056.00

NOTARY PUBLIC AT LARGE