03

Realty Title
18-A

Revised 01/02/92
TN (Conventional)

REO No. A025559

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 **GERALD QUILLEN** his 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 **311 May Drive 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 in **as Instrument No. 20021228-0160683, 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, **Gerald Quillen**, his heirs and assigns, forever.

Grantee, **Gerald Quillen**, whose address **311 May Drive Madison, Tennessee 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 **26th** day of **February 2003**.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Donna Ghassemi, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, Deborah Komperda, 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)

DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 8/1/09

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: 03/11/03 09:37 2pgs
Fees:13.00 Taxes:288.60

20030311-0031666

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Madison Park Subdivision, Section 8, of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Federal National Mortgage Association Trustees Deed of record as Instrument No. 20021228-0160683 said Register's Office.

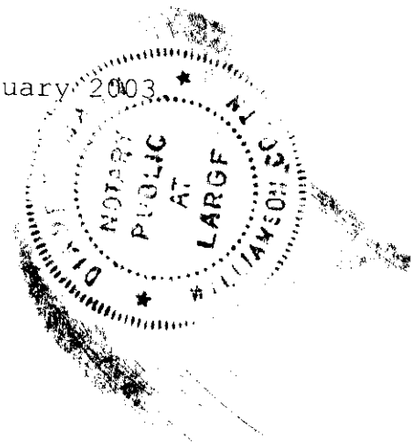
State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

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

Notary



My Commission Expires:

Map & Parcel: 910-C-3

New Owner:
Gerald Quillen
311 May Drive
Madison, TN 37115

Tax Bills To:
Countrywide Home Loans, Inc.
P.O. Box 660694
Dallas, TX 75266-0694