Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/28/03 14:01 2pgs
Fees:13.00 Taxes:703.00

20030328-0041123

Revised 01/02/92
TN (Conventional)

REO No. A030685

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 **Joanna Vandever and Ryan S. Henry**, their 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, **1717 Glenridge Drive, Nashville, Tennessee 37221** 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 as **Instrument No. 20030219-0021564, 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, **Joanna Vandever and Ryan S. Henry**, their heirs and/or assigns, forever.

Grantee, **Joanna Vandever and Ryan S. Henry**, whose address **1717 Glenridge Drive, Nashville, Tennessee 37221** 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 **March, 2003**.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

By: _____
Tony Fortner
Vice-President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Tony Fortner with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ of the Federal National Mortgage Association, the within named party, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and seal at office, this **19th** day **March, 2003.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 07/11/06

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

Send Tax Bills to:
Union Planters Bank
P.O. Box 1718
Memphis, TN 38101-1718

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 110 on the Plan of First Revision, Riverside, Phase 3, as of record as Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's deed of record as Instrument No. **20030219-0021564**, said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant Patricia Watson

SUBSCRIBED AND SWORN BEFORE ME THIS 19 th DAY OF March 2003.

Notary

DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 07/11/06

My Commission Expires:

Map & Parcel: 142-13-0-B-110.00