SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Name & Address of New Owner:
Chris Capitani

Send Tax Bills To:

Davidson County DEEDWARR
Recvd: 04/04/03 12:46 2pgs
Fees:13.00 Taxes:259.00
20030404-0044840

Tax ID Numbers:
Map 165-14 Parcel 47

REO#: A026175

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 **Chris Capitani,** his 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:

This is improved property commonly known as 1133 Bluewillow Court, Antioch, TN 37013 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 Grantee, **Chris Capitani,** his heirs, successors and/or assigns, forever.

Grantee, **Chris Capitani**, is responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years thereafter, also subject to certain notes, easements, building setback lines, etc., if any as may be set forth on the plan of Peppertree Forest Subdivision, Section 3, of record in Book 7900, Page 249, Register's Office for Davidson County, Tennessee, and further subject to Restrictive Covenants of record in Book7982, Page 736, Book 8367, Page 501, Book 8595, Page 855, Book 8757, Page 607, Book 9036, Page 719, Book 9157, Page 711, Book 9207, Page 698, Book 9455, Page 801, and Book 9664, Page 162, Register's Office for said County.

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 25th day of March, 2003.

Federal National Mortgage Association

BY: _____
Donna Ghassemi, Vice President

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

Before me, the undersigned, 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 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 25th day of March 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

The actual consideration, or value, whichever is greater for this transfer is $ 70,000.00

Affiant

Sworn to and subscribed before me this 22 day of April 2003.

Notary Public

Commission Expires: 4/12/05

THOMAS P. DOWELL NOTARY PUBLIC TENN. DAVIDSON COUNTY

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

Exhibit "A"

Land in Davidson County, Tennessee, Being Lot Number 54 on the Plan of Peppertree Forest Subdivision, Section 3 of record in Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Federal National Mortgage Association from Robert M. Wilson, Jr., as Successor-Trustee by Trustee's Deed of record in Instrument No.#20030109-0003865, Register's Office for Davidson County, Tennessee.