Davidson County DEEDWARR
Recvd: 04/09/03 14:59 2pgs
Fees:13.00 Taxes:814.00
20030409-0047442

Revised 01/02/92
TN (Conventional)

REO No. A024996

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 **MEHRAD ALVIRI AND WIFE, SEPIDEH E. ALVIRI**, 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, **8848 Highway 100 Nasville, 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. 20021108-0138190, 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, **Mehrad Alviri and wife, Sepideh E. Alviri**, their heirs and/or assigns, forever.

Grantee, **Mehrad Alviri and wife, Sepideh E. Alviri**, whose address **8848 Highway 100 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 **24th** day of **February, 2003.**

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

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 **24th** day **February, 2003.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

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

Exhibit "A"

Land in Davidson County, Tennessee, being described as follows:

Said tract lies wholly within the 9th Civil District of Davidson County, Tennessee, and is bound in general on the North by McDaniel, on the East by Carter, on the South by Highway 100, and on the West by McDaniel.

Beginning at an iron pin in the north margin of Highway 100, Carter's southwest corner and the southeast corner of said tract; thence with the north margin of Highway 100 the three following calls: S 63 deg. 10 min. W 341 feet; S 66 deg. 45 min. 183 feet; S 70 deg. 30 min. W 100 feet to an iron pin in the southeast corner of McDaniel property; thence with McDaniel property, N 23 deg. 34 min. E 839 feet to an iron pin, said iron pin being the corner of McDaniel, Carter and the herein described tract; thence with Carter property and an old fence line, S 24 deg. E 563 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. 20021108-0138190, said Register's Office.

SEPIDEH ESMAILI and S ESMAILI, SEPIDEH E. ALVIRI are one and the same person.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Sepideh Esmaili
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF March 2003.

Notary

RICHARD MANSOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 28, 2003

Map & Parcel: 168-49