Name & Address of New Owner:
Jane L. Wilson and Jannie D. Nero
219 Lucky Drive
Nashville, TN 37214

Send Tax Bills To:
Commerce Mortgage Group, LLC
611 Commerce Street, S-2709
Nashville, TN 37203

Tax ID Numbers:
Map 148-1 Parcel 66

Davidson County DEEDWARR
Recvd: 04/29/03 14:07 2pgs
Fees:13.00 Taxes:333.00
20030429-0057205

REO#: A024863

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 **Jane L. Wilson and Jannie D. Nero** their 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:

The property is improved property commonly known as 219 Lucky Drive, Nashville, TN 37214 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 Grantees, **Jane L. Wilson and Jannie D. Nero** their heirs and assigns, forever.

Grantees, **Jane L. Wilson and Jannie D. Nero** are responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years thereafter, and this conveyance is made subject to Restrictive Covenants of record in Book 3277, Page 482, and amended in Book 3286, Page 375, Register's Office for Davidson County, Tennessee and further subject to notes, easements, minimum building setback lines, etc., if any as may be set forth on the plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, 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 23rd day of April, 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 Stae 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 23rd day of April 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 Davidson

The actual consideration, or value, whichever is greater for this transfer is $ 90,000.00

Jane L. Wilson
Affiant

Sworn to and subscribed before me this 25th day of April 2004.

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Exp. 3-25-2006

Commission Expires: 3-25-06

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 No. 211 on the Plan of Hillbrook Section 2, of record in Plat Book 3300, Page 12, 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 by Trustee's Deed recorded 11-15-02 from Robert M. Wilson, Jr., Successor-Trustee of record in Instrument No.#20021115-0141877, Register's Office for Davidson County, Tennessee.