Box 11

Davidson County DEEDWARR
Recvd: 05/29/03 16:10 2pgs
Fees:13.00 Taxes:688.20

20030529-0072800

Revised 01/02/92
TN (Conventional)

REO No. A031133

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 **CLAUDE W. HAYES,* ~~JR~~ AND CLAUDE W. HAYES, III**** their 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: ***Jr.** ****as joint tenants with right of survivorship**

The property is commonly known as **5873 Woodland Avenue Nashville, Tennessee 37211** 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 **as Instrument No. 20030221-0023058, 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, **Claude W. Hayes, II and Claude W. Hayes III**, and their assigns, forever.

Grantee, **Claude W. Hayes, II and Claude W. Hayes III**, whose address **5873 Woodland Avenue Nashville, Tennessee 37211** 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 **28th** day of **April, 2003.**

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Donna Ghassemi, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, Patricia Manson, 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 **28th** day **April 2003.**

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

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

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of the Woodlands, Phase 2, as of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association, by deed of record as Instrument No. 20030221-0023058, said Register's Office.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF April 2003.

Notary

My Commission Expires:

Parcel: 172-03-0-B-077.00 CO

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006