Name & Address of New Owner:
Billy G. Dial and wife,
Barbara C. Dial
1224 Parker Place
Brentwood, TN 37027

Send Tax Bills To:
Same As New Owner

Davidson County DEEDWARR
Recvd: 07/02/03 14:35 2pgs
Fees:13.00 Taxes:173.90
20030702-0091710

Tax ID Numbers:
Map 52-2 Parcel 58

REO#: A033018

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 **Billy G. Dial and wife, Barbara C. Dial,** 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 commonly known as 614 McCarley Avenue, Madiosn, TN 37115 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, **Billy G. Dial and wife, Barbara C. Dial,** their heirs and assigns, forever.

Grantees, **Billy G. Dial and wife, Barbara C. Dial,** is 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 certain notes, easments, minimum building setback lines, etc., if any as may be set forth on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

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 26 day of June, 2003.

Federal National Mortgage Association

BY: _____
Donna Ghassemi, Vice President

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

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 26 day of June 2003.

My Commission Expires: _____

_____
Notary Public, Texas at Large

NOTARY PUBLIC STATE OF TEXAS
PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration, or value, whichever is greater for this transfer is $ 47,000.00

Billy H Dial
Affiant

Sworn to and subscribed before me this 27th day of June 2003.

Deanie L. Gregory
Notary Public

Commission Expires: 3-25-06

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MAR. 25, 2006

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

Exhibit "A"

Land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 12 and the easterly one-half of Lot No. 11, Block D, on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said Property fronts 75 feet on the Southerly margin of McCarley Avenue and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument #20030527-0071066.