FILE NO.: 474.0210316TN\klw
LOAN NO.: 13164032\CONV-FN

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDWARR
Recvd: 07/21/03 15:24 3pgs
Fees:17.00 Taxes:0.00
20030721-0101985

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on May 1, 2003, by and between:

Mortgage Electronic Registration Systems, Inc., party of the first part, and,

FEDERAL NATIONAL MORTGAGE ASSOCIATION, party of the second part located at 950 East Paces Ferry Road, Atlanta, GA 30326

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Lots laid by D.T. McGavock and others, which plan is of record in Book 21, Page 41, said Register's Office. Said Lot No. 87 fronts 50 feet on the west side of 11th Avenue North and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to the within named grantor by deed or record in Instrument No. 200111260128613 said Register's Office.

Being the same property conveyed to Grantors herein from **PRIORITY TRUSTEE SERVICES OF TN, L.L.C.**, Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No./Deed Book 200212100152270 , in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

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IN WITNESS WHEREOF, THE undersigned **Mortgage Electronic Registration Systems, Inc.**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Mortgage Electronic Registration Systems, Inc.

BY: Matt McCroddan

TITLE: Vice President

STATE OF Florida

COUNTY OF Duval

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matt McCroddan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Mortgage Electronic Registration Systems, Inc.**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 13th day of June,

Stella J. Walker

Notary Public

My Commission Expires:

Stella J. Walker
MY COMMISSION # CC923491 EXPIRES
April 23, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

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MSP No.: 474.0210316TN (Chavers)
Lender Loan No.: 13164032
Property Address: 1539 11th Avenue, Nashville, TN 37208
Tax Parcel ID No.: 81-12,209.00

Mail Tax Notices To and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 43,158.72 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of June 2003

Notary Public

My Commission Expires: October 4, 2004

KRISTINA P. CHAPMAN NOTARY PUBLIC DAVIDSON CO., TN