Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T635-647
A032088

Davidson County DEEDWARR
Recvd: 07/29/03 10:39 3pgs
Fees:18.00 Taxes:429.20
20030729-0106367

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20 day of May 2003, by Federal National Mortgage Association.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Janice M. Woods, and spouse if any, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 30 on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938 and 939, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

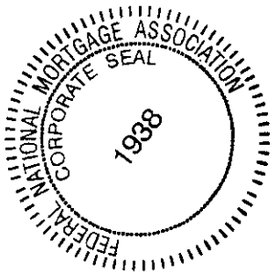
Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on May 2, 2003, as instrument number 20030502-0059140, in the records of Davidson County, Tennessee.

Commonly known as: 1605 Jackson Valley Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.



Federal National Mortgage Association

BY: _____

ITS: Donna Ghassemi
Vice President

Acknowledgment

State of TEXAS)
)ss.
County of DALLAS)

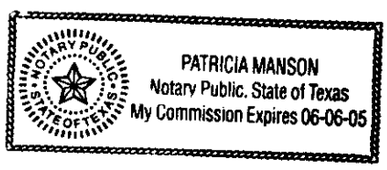
On this day before me, a Notary Public, personally appeared Donna Ghassemi, **to me personally well-known, who acknowledged that he/she is the** Vice-President, **of Federal National Mortgage Association, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 20th **day of May 2003.**

_____
Notary Public

My commission expires:

_____
(Seal)



I, or we, hereby 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, $ 116,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of May, 2003.

McKINLEY C. MARTIN, JR. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

McKinley C. Martin, Jr.
Notary Public

My commission expires:

MY COMMISSION EXPIRES OCT. 16, 2006

(Seal)

Property owner and party responsible
for payment of taxes:
Janice M. Woods
1605 Jackson Valley Place
Hermitage, TN 37076

Parcel #086-03-0-034.00

Return to:

Wilson Title
4698 Lebanon Road
Hermitage, TN 37076

H-0899