THIS INSTRUMENT PREPARED BY
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T635-657
A031680

Davidson County DEEDWARR
Recvd: 08/04/03 09:47 3pgs
Fees:18.00 Taxes:480.63
20030804-0109875

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of July 2003, by Federal National Mortgage Association.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sam Peden*, Grantee, the following land in Davidson County, Tennessee:

*AN UNMARRIED MAN

Lot Number 108 on the Plan of Rolling River Estates, Phase 3, as of record in Book 5200, page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

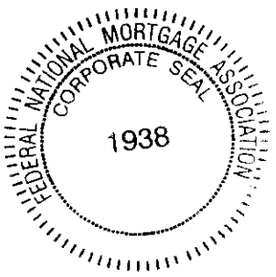
Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed from Joe M. Kirsch, as Substitute Trustee, recorded on March 14, 2003, as instrument number 20030314-0034236, in the records of Davidson County, Tennessee.

Commonly known as: 6948 Stone Creek Road, Nashville, TN 37221

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 his 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: _____
Donna Ghassemi
Vice President

ITS: _____

Acknowledgment

State of TEXAS)
)ss.
County of DALLAS)

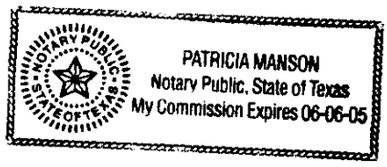
On this day before me, a Notary Public, personally appeared Donna Ghassemi, **to me personally well-known, who acknowledged that he/she is the** Vice President, **of Federal National Mortgage Association, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing 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 7th **day of July 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, $129,900.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Amanda Hall
Affiant

Subscribed and sworn to before me this 10th day of July, 2003.

Kate Rosenthal
Notary Public

My commission expires:

_____
(Seal)

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

Property owner and party responsible for payment of taxes:
Sam Peden
6948 Stone Creek Road
Nashville, TN 37221

Parcel # 141-15-B/62.00

Return to:

_____

_____

_____