Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T635-669
A033139

Davidson County DEEDWARR
Recvd: 08/22/03 11:23 3pgs
Fees:18.00 Taxes:301.55
20030822-0122185

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15 day of July, 2003, by Federal National Mortgage Association, organized and existing under the laws of the United States of American, Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jennifer M. Tackett, and spouse if any, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 59, on the Plan of Happy Acres, of record in Book 2331 at Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Arnold M. Weiss as Substitute Trustee, recorded on May 21, 2003, as instrument number 20030521-0069674, in the records of Davidson County, Tennessee.

Commonly known as: 952 Colfax Drive, Nashville, TN 37214.

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-know, who acknowledged that he/she is the Vice President of Federal National Mortgage Association, a corporation, as, 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 as such by himself/herself as such officer.

Witness my hand and seal this 15th day of July 2003.

_____
Notary Public

My commission expires:

_____
(Seal)

TONY FORTNER
Notary Public, State of Texas
My Commission Expires 02-02-05

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, $81,500, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Danielle Clare

Affiant

Subscribed and sworn to before me this 15th day of August 2003.

Jennifer R. Peters

Notary Public

My commission expires:

(Seal)

JENNIFER R. PETERS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 29, 2005

Property owner and party responsible for payment of taxes:
Jennifer M. Tackett
952 Colfax Drive
Nashville, TN, 37214

Map No. 108-02-0-021.00

Return to:

~~Southern~~ Title Services, LLC
1535 West Northfield Blvd., Suite 16
~~Murfreesboro, TN 37129~~