Revised 01/02/92
TN (Conventional)

REO No. AO34499

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto Andrew J. Shelton and wife, Deborah A. Shelton and their assigns, subject to covenants and restrictions 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:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 6287 Pettus Road, Antioch, TN 37013 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 Grantee, Andrew J. Shelton and wife, Deborah A. Shelton, and their assigns, forever.

Grantee, Andrew J. Shelton and wife, Deborah A. Shelton, whose address 6287 Pettus Road, Antioch, TN 37013, is responsible for the payment of real property taxes on subject property.

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 26th day of September, 2003.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 398

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared **Donna Ghassemi** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal at office, this day of,. 24th day of September, 2003

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

Davidson County DEEDWARR
Recvd: 10/06/03 15:46 3pgs
Fees:18.00 Taxes:703.00
20031006-0147680

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF September 2003.

Notary

RICHARD MAINOUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

My Commission Expires:

Map & Parcel: **181-00-188.00**
181-00-061.00

NEW OWNER: Andrew J. Shelton and wife, Deborah A. Shelton
~~3115~~ 6287 Pettus Rd
Antioch, TN 37013

SEND TAX BILLS TO: Columbia National Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046

Exhibit "A"

TRACT NO. 1:
Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 8, 1959, as follows:

Beginning in the centerline of Pettus Road at a point South 87 deg 45 min. East 980 feet from the southwest corner of the property conveyed to P. M. Chaffin and wife, et al., by deed from Melus Rhodes Dickinson, of record in Book 2862, page 359, Register's Office for said County; thence North 2 deg. 45 min. East, passing an iron pin on the northerly margin of said Road, 1090 feet to an iron pin; thence South 87 deg. 45 min. East 200 feet to an iron pin; thence South 2 deg. 45 min. West 1090 feet, passing an iron pin on the northerly margin of said Road, to the center of Pettus Road; thence with the center of said Road, North 87 deg. 45 min. West 200 feet to the beginning, containing 5 acres, more or less.

TRACT NO. 2:
Land in the 5th , formerly the 6th Civil District of Davidson County, Tennessee described according to a survey made by Ralph W. C. Lambert, Surveyors, February 21, 1959, as follows:

Beginning in the center of Pettus Road at the southwest corner of the property conveyed to Russell D. Ray and wife, by deed from P. M. Chaffin and wife, et al., of record in Book 3032, page 560, Register's Office for said County; thence with said Ray's southern boundary line, North 42 deg. West 790 feet to a point in the easterly boundary line of the property conveyed to Joseph Bryan King and wife, by deed from P. M. Chaffin and wife, et al., of record in Book 2878, page 503, said Register's Office; thence with said King's eastern boundary line, South 2 deg. 46 min. West 657 feet to the center of Pettus Road; thence with the center of the same easterly 267 feet, and continuing with the same around a slight curve having a radius of 450 feet, northeasterly 309 feet to the beginning, containing 4-1/4 acres, more or less.

Being the same property conveyed to Federal Natinoal Mortgage Association, by deed of record in Instrument No. 20030723-0103201.