BOX 50-B

FILE NO.: 354.028107TN\adt
LOAN NO.: 0104138391\CONV

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

MAP 117
PARCEL 150

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on April 22, 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, Suite 1900, Atlanta, GA 30326-1161

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:
Being a parcel of land lying in Davidson County, Tennessee and being Lot No. 2, David Knaggs Farms Subdivision of record in Plat Book 5190, page 574, Register's Office for Davidson County, Tennessee, and being more particularly described in a survey by Howard George and Associates, dated September 21, 1981, as follows:
Beginning at an iron pin set on the East right-of-way of Pettus Road at the Southwest corner of Lot 1; Thence with the South line of Lot 1, N 82 degrees 05 minutes 10 seconds E, passing a concrete monument set at 294.19 feet to a total distance of 594.94 feet to a concrete monument set; thence S 42 degrees 14 minutes 20 seconds E, 501.40 feet to an iron pin found; thence N 88 degrees 21 minutes 20 seconds W, 548.92 feet to an iron pin found; thence N 15 degrees 21 minutes 30 seconds W, 325.67 feet to an iron pin found on the East right-of-way Pettus Road; thence with the said right-of-way N 4 degrees 45 minutes 10 seconds E, 20.49 feet to the beginning containing 3.53 acres more or less; together with a 10 foot wide sewer easement across Lot 1 and a 90 foot by 110 foot permanent drain field easement in the Northwest corner of Lot 1.
Being the same property conveyed to Doral Sheila Marrical, married by deed from Jessie M. Tucker and wife, Alma Juanita Tucker, dated November 28, 2000 and filed of record on November 30, 2000 in Instrument No. 20001130-0117713, said Register's Office. And furthermore, being the same property conveyed to Jessie M. Tucker and wife, Alma Juanita Tucker by Deed from Tanya Denise Tucker, dated July 16, 1992 and filed of record July 20, 1992 in Book 8678, Page 778, 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 Book20021010-0124010 , 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.

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.

Davidson County DEEDWARR
Recvd: 10/08/03 14:02 2pgs
Fees:13.00 Taxes:647.50

20031008-0149543

Mortgage Electronic Registration Systems, Inc.

BY: _____

TITLE: Patti Morgenstern
Vice President

STATE OF Nebraska
COUNTY OF Scotts Bluff

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Patti Morgenstern, 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 _____ day of _____.

_____
Notary Public

GENERAL NOTARY-State of Nebraska
JANEL TINSLEY
My Comm. Exp. July 16, 2003

My Commission Expires: _____

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MSP No.: 354.028107TN (Marrical)
Lender Loan No.: 0104138391
Property Address: 5850 Pettus Road, Antioch, TN 37013
Tax Parcel ID No.: 174-00;150.00
Mail Tax Notices To and Property Owner:
Aurora Loan Services, Inc.
Post Office Box 1706
Scottsbluff, NE 69361

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 $ 175,000.00 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 7 day of October, 2003

_____
Notary Public

My Commission Expires: 5-7-07