Revised 01/02/92
TN (Conventional)

REO No. AO34503

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 Agnes Duncan, **unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled Final Plan of Phase Two, Lakeland, Section Two, of record in Plant Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and legal description.

Being the same property conveyed to Federal National Mortgage Association by deed of record Instrument No. 0030702-00913640, said Register's Office.

The property is commonly known as 2716 Airwood Drive, Nashville, TN 37214 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, Agnes Duncan, **unmarried** , and their assigns, forever.

Grantee, Agnes Duncan, UNMARRIED , whose address 2716 Airwood Drive, Nashville, TN 37214, 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 12th day of December, 2003.

(CORPORATE SEAL)

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 12th day of December, 2003.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

D. VANESSA BROWN
Notary Public, State of Texas
My Commission Expires 08-21-06

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

Davidson County DEEDWARR
Recvd: 12/31/03 12:28 2pgs
Fees:13.00 Taxes:360.75

20031231-0184844

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00.

Agnes Duncan
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF December, 2003 .

Notary

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

My Commission Expires:

Map & Parcel: 195-12-0-A-208.00

NEW OWNER: Agnes Duncan,
2716 Airwood Drive
Nashville, TN 37214

SEND TAX BILLS TO: Decision One Mortgage Corporation
6060 J.A. Jones Drive, Suite 1000
Charlotte, North Carolina 28287