Name & Address of New Owner:
Amy Nicole Osborne
715 Ashlawn Place
Nashville, TN 37211

Send Tax Bills To:
~~Same as New Owner~~
Wells Fargo Home Mortgage
2701 Wells Fargo Way
MAC X9901-L1X
Minneapolis, MN 55408

Tax ID Numbers:
Map 161-5A-13

REO#: A023252

Davidson County DEEDWARR
Recvd: 02/05/03 15:15 2pgs
Fees:13.00 Taxes:170.20
20030205-0016090

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, the Federal National Mortgage Association, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **AMY NICOLE OSBORNE,** her assigns, subject to matters 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:

Improved property commonly known as **715 ASHLAWN PLACE, NASHVILLE, TN 37211** 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, estates, title and interest thereto belonging, unto the said Grantee, **AMY NICOLE OSBORNE** and her assigns, forever.

Grantee, **AMY NICOLE OSBORNE**, is responsible for the payment of real property taxes on subject property for the year 2003 and subsequent years thereafter and this conveyance is made subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Ashlawn Place Condominiums, of record in Plat Book 6607, Page 641, Register's Office for Davidson County, Tennessee and further subject to terms and conditions of Master Deed and By-Laws for Ashlawn Place Condominiums of record in Book 6607, Pages 596-673, as amended, said Register's Office.

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 24th day of January, 2003.

Corporate Seal

Federal National Mortgage Association

State of Texas) ss.
County of Dallas)

BY: _____
Donna Ghassemi, Vice President

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

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

_____
Notary Public, Texas at Large
My Commission Expires:
(SEAL)

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

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. A-15 on the Plat of Ashlawn Place Condominiums,, as of record in Plat Book 6607, Page 641, in the Register's Office for Davidson County, Tennessee, and more particularly described in the Master Deed for Ashlawn Place Condominiums of record in Deed Book 6607, Pages 596 through 673, said Register's Office as amended by Amendment No. 1 thereto of record in Book 7168, Page 550, said Register's Office with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Federal National Mortgage Association from Arnold M. Weiss, as Substitute Trustee, by Substitute Trustee's Deed of record in Instrument No.#20020729-0090687, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

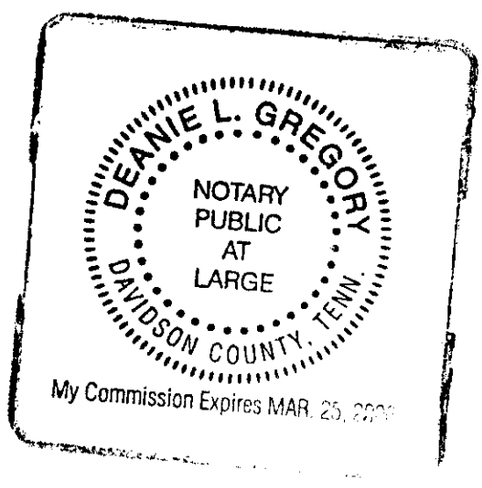
The actual consideration or value, whichever is greater, for this transfer is $46000.00.

Affiant

Sworn to and subscribed before me this the 29th day of January, 2003.

Notary Public

My Commission expires:
3-25-06



This Instrument Prepared By:
Greater Nashville Title and Closing Co.
200 Madison St.
Madison, TN 37115-3643