Davidson County DEEDWARR
Recvd: 12/05/03 15:06 2pgs
Fees:13.00 Taxes:377.40

20031205-0175327

Revised 01/02/92
TN (Conventional)

REO No. A037121

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 Rebecca W. Troyani, an unmarried person 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 the 14th Civil District of Davidson County, Tennessee, being Lot NO. 4 on the Plan Of William Hills, Section One, as of record in Book 3500, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included herein but specifically excluded is that portion of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by instrument of record in Book 4551, page 195, said Register's Office.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed of record as Instrument No. 20031010-0150885 said Register's Office.

The property is commonly known as 3120 Union Hill Road, Joelton, TN 37080 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, Rebecca W. Troyani, an unmarried person, and their assigns, forever.

Grantee, Rebecca W. Troyani, an unmarried person, whose address 3120 Union Hill Road, Joelton, TN 37080, 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 November, 2003.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

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 26th day of November, 2003.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

_____

NOTARY PUBLIC STATE OF TEXAS
PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-05

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

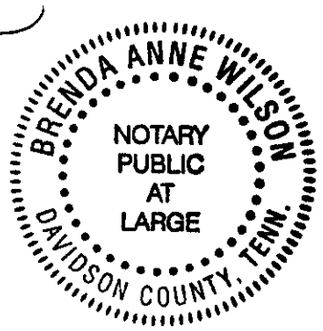
State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

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

Notary



My Commission Expires SEPT. 22, 2007

My Commission Expires:

Map & Parcel: 15-14-10

NEW OWNER: Rebecca W. Troyani, an unmarried person

SEND TAX BILLS TO: Rebecca W. Troyani
3120 Union Hill Road
Joelton, Tennessee 37080