Davidson County DEEDWARR
Recvd: 10/08/04 13:30 2pgs
Fees:13.00 Taxes:510.23

20041008-0122033

Revised 01/02/92
TN (Conventional)

REO No. AO45219

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 Igor Mihic and Ines Mihic, husband and wife 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 (s) 305, as shown on the map entitled Rolling River Estates Phase II, of record in Plat Book 5200, page (s) 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ~~ROBERT S. FIELD~~ * by deed of record in ~~Book 10777, page 466,~~ said Register's ~~Office~~ * FEDERAL NATIONAL MORTGAGE ASSOCIATION, bydeed of of record in Instrument No. 20040913-0110464, said Register's Office.

The property is commonly known as 620 River Ridge Court, Nashville, TN 37221 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, Igor Mihic and Ines Mihic, husband and wife, and their assigns, forever.

Grantee, Igor Mihic and Ines Mihic, husband and wife, whose address 620 River Ridge Court, Nashville, TN 37221, 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.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, the undersigned authority, 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 27th day of, September, 2004.

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

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00.

Natasha

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF September, 2004

Brenda Wilson

Notary

My Commission Expires: Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Map & Parcel: 141-15-B-37 CO

NEW OWNER: Igor Mihic and Ines Mihic, husband and wife

SEND TAX BILLS TO:

Wells Fargo
11301 Carmel Commons Blvd. # 300
Charlotte, NC 28226