Return to: First Title and Escrow Company, Inc.
File Number 24754 Box 9B

Davidson County DEEDWARR
Recvd: 10/05/05 13:34 2 pgs
Fees:13.00 Taxes:347.80

20051005-0120077

Revised 01/02/92
TN (Conventional)

REO No. A056103

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 Irina Trenary, an ~~un~~married 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 12 of River Breeze Garden Townhomes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument #20030207-0017550, and amended in Instrument No. 20030618-0084385, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Robert M. Wilson, Jr., as Trustee, executed 07/15/05 and filed for record on 07/18/05 in Instrument No. 20050718-0083397, Register's Office for Davidson County, Tennessee.

The property is commonly known as 510 Basswood Drive 12, Nashville, TN 37209.

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, Irina Trenary, an unmarried person, and their assigns, forever.

Grantee, Irina Trenary, an unmarried person, whose address 510 Basswood Drive 12, Nashville, TN 37209, 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 29th day of September, 2005.

(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 29th day of September, 2005.

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

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

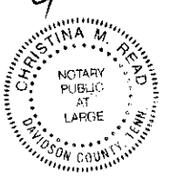
State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 29 DAY OF September, 2005.

Notary



NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

My Commission Expires:

Map & Parcel: 090-11-0-B 012.00CO

NEW OWNER: Irina Trenary, an unmarried person
510 Basswood Drive 12
Nashville, Tennessee 37209

SEND TAX BILLS TO:

Amsouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244