STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 3/20/10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MICHELLE MARIE MONTAGUE DAVIDSON COUNTY My Commission Expires MAR 20, 2010

16/5662590

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

Map 084-01-D
Parcel 122.00

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**, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **REGIONS BANK, AN ALABAMA BANKING CORPORATION, successor by merger with Union Planters Bank, N.A.,** Grantee, 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 **Shelby** County, State of Tennessee, described as follows, to-wit:

The property is commonly known as 1209 Rosebank Ave. Nashville, TN 37206, and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to said Federal National Mortgage Association by Trustee's Deed of Record in the Register's Office in Role ___, Image ___ Davidson County, Tennessee, Inst.#20041130148083

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, **REGIONS BANK, AN ALABAMA BANKING CORPORATION, successor by merger with Union Planters Bank, N.A.**, and their assigns, forever.

Grantee, **REGIONS BANK, AN ALABAMA BANKING CORPORATION, successor by merger with Union Planters Bank, N.A.**, whose address is 215 Forrest St., Hattiesburg, MS 39401, 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 4th day of May 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By:
Scott L. Redman, Assistant Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, Bertha A. Potts, a Notary Public within and for the State and County aforesaid, personally appeared Scott L. Redman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Vice President of the Federal National Mortgage Association, the within named party, a corporation, and that he as such Assistant 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 Assistant Vice President.

Witness my hand and seal at office, this 4th day of May 2006.

Bertha A. Potts
Notary Public, Texas at Large
My Commission Expires:

BERTHA A. POTTS Notary Public STATE OF TEXAS My Comm. Exp. April 1, 2008

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
14221 Dallas Parkway Suite 1000
Dallas, TX 75254

Davidson County DEEDWARR
Recvd: 06/01/06 09:31 1 pgs
Fees:12.00 Taxes:0.00

20060601-0064232

New Owner:
Regions Bank Bank, an Alabama banking Corp.
215 Hattiesburg St.
Hattiesburg, MS 39401

Send Taxes To:
SAME