Davidson County DEEDWARR
Recvd: 10/12/06 08:38 2 pgs
Fees:13.00 Taxes:295.99

20061012-0126646

Servicer#:
TN (Conventional) REO No. 1675662591

STATE OF TENNESSEE)ss. **SPECIAL WARRANTY DEED**
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**, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **REGIONS BANK, DBA REGIONS MORTGAGE, 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 ~~Sumner~~ Davidson County, State of Tennessee, described as follows, to-wit:

The property is commonly known as 1908 Piedmont Ave., Nashville, TN 37216, 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 ___, _____ County, Tennessee, ✱ Instrument No. 20050519-0050453

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, DBA REGIONS MORTGAGE, 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 21st day of September 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By:
Rita J. Brestrup, 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 Rita J. Brestrup 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 21st day of September 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

Exhibit "A"

Described property located in Davidson County, Tennessee, to wit:

Lot 132, on the Plan of Dalewood, Section II, as of record in Book 1835, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.
Said Lot Number 132 fronts 80 feet on the southerly side of Piedmont Avenue and runs back between parallel lines 157 feet to a dead line.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $79,996.98.

Subscribed and sworn to before me, this 26th day of September, 2006.

Affiant

My commission expires:

9-19-09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

ADDRESS OF NEW OWNER:

REGIONS BANK dba REGIONS MORTGAGE
215 FORREST STREET
2nd FLOOR MAIN
HATTIESBURG, MS 39401

SEND TAX BILL TO:

SAME

MAP/PARCEL: 072-12-0/162.00

RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1971