This Instrument Prepared by and Return to:
Joe M. Kirsch, Attorney
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: (901) 761-5690

BILL GARRETT, Davidson County
Trans:T20100062918 DEEDQC
Recvd: 10/05/10 11:24 2 pgs
Fees:12.00 Taxes:0.00
20101005-0079560

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Federal National Mortgage Association, for and in consideration of Ten Dollars and other good and valuable consideration do hereby bargain, sell, remise, release, quit claim and convey unto Regions Bank d/b/a Regions Mortgage, the following described real estate located in the County of Davidson County, State of Tennessee, to-wit:

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

Unit Number H-112 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, Page 520, Register's Office for said County, and as set out in Exhibit "C" to the Master Deed and By Laws of record in Book 6058, Page 320, to which source reference is hereby made for a more complete description of said property.

This legal description is identical with that in Deed of Trust recorded in Trust Book 9934, Page 648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto the Grantor by Instrument of record in Substitute Trustee's Deed, recorded in Instrument Number 20100624-0049448, Register's Office for Davidson, Tennessee.

IN TESTIMONY WHEREOF I (WE) have executed this instrument this the 28th day of September, 2010.

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: _____
Candice Rakowski

Title: Authorized Signatory

COUNTY OF Shelby
STATE OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Candice Rakowski, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be the Authorized Signatory, of the within named bargainor, a corporation, and that he/she as such Candice Rakowski of Federal National Mortgage Association, having authorized to do so, executed the

foregoing instrument for the purposes therin contained, by signing the name of the corporation, as Trustee, by himself/herself as Candace Calkowski

WITNESS my hand and Notarial Seal at office this 28th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: June 4, 2013

KRISSY GILLUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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Property Address: 2929 Selena Drive, Unit H-112, Nashville, TN 37211

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $10.00, which is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the _____ day of _____, 2010.

NOTARY PUBLIC

My Commission Expires: June 4, 2013

KRISSY GILLUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Mail tax bills to: New Owner
Regions Bank d/b/a Regions Mortgage
7130 Goodlett Farms Parkway
A4W
Cordova, TN 38106
S & K File # 10-002245
Map & Parcel #119140A11200CO