39-B

SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America hereinafter called Grantor, and William F. Paxton, IV, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in the Twenty-fourth (24th) Civil District of Davidson County, Tennessee, to wit:

The southerly one-half of the easterly 50 feet of the westerly 100 feet of Lot Number 352, on the map of The Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, said Register's Office, and more particularly described as follows:

BEGINNING on the northerly margin of West Lawn Driveway, now known as West Lawn Drive, 50 feet easterly from the corner of Lot Numbers 351 and 352, being John W. Chester's southeast corner; thence with the northerly margin of said driveway easterly 50 feet to Freeman's southwest corner; thence with his westerly line northerly 225 feet, more or less, to a point half way to Minnesota Avenue, formerly Murphy Road; thence at right angles westerly 50 feet, more or less, to said Chester's easterly line; thence with said line southerly 230 feet, more or less, to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20040713-0083457 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090217-0013263, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20090050051 DEEDWARR
Recvd: 07/24/09 09:50 2 pgs
Fees:13.00 Taxes:714.10
20090724-0069566

Fannie Mae A/K/A Federal National Mortgage Association

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

BY: Scedella McAtee
Scedella McAtee

Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SCEDELLA MCATEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 8th day of July, 2009.

Notary Public

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

My Commission Expires: 3-25-12

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $193,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 8th day of July, 2009.

Notary Public

My Commission Expires: 2-23-13

Property Address: 4030 Westlawn Dr., Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William F. Paxton, IV, 4030 Westlawn Drive, Nashville, TN, 37209

Synovus Mortgage Corp.

2204 Lakeshore Drive, Ste. 325

Birmingham, AL 35209

S & K File # 09-017140

Map & Parcel - 10308011500

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119