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 Jennifer Scharman, 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:

Lot Number 27, Section F, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Revised Plan recorded January 6, 1950, in Book 1424, Page 131, in the Register's Office for Davidson County, Tennessee; fronting 80.0 feet on Bondurant Street and containing 0.27 acres, more or less.

AND ALSO

Part of Lot Number 28, Section F, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Revised Plan recorded January 6, 1950, in Book 1424, Page 131, in the Register Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with a iron pin in the northwest corner of Lot Number 28; thence South 88 degrees 38 minutes East 149.2 feet to an iron pin; thence South 14 degrees 17 minutes West 52.3 feet to an iron pin; thence North 88 degrees 38 minutes West 137.6 feet to an iron pin; thence North 0 degrees 53 minutes East 50.0 feet to an iron pin, the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Book 1424, Page 131 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090106-0001126, 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.

Fannie Mae A/K/A Federal National Mortgage Association

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

BY: Scedella McAtee

Scedella McAtee

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20090050157 DEEDWARR
Recvd: 07/24/09 12:59 2 pgs
Fees:13.00 Taxes:277.13
20090724-0069690

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 13th day of July, 2009.

Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC 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 $74,900.00 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 22nd day of July, 2009.

Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

My Commission Expires: 9/12/11

Property Address: 1701 Bondurant Street, Old Hickory, TN 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jennifer Scharman
1701 Bondurant Street
Old Hickory, TN 37138

S & K File # 09-012164

Map & Parcel - 05303040600

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