THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 07/28/09 12:36 3 pgs
Fees:18.00 Taxes:94.35
20090728-0070635

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2009 by and 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 Anthony Phillips, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The land referred to in this Deed of Trust is as follows:

Land in Davidson County, Tennessee, being Lot # 215, as shown on the map entitled McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20090223-0015315, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 23rd day of July, 2009.

Fannie Mae a/k/a Federal National Mortgage Association

BY: _____
Valerie Ann Spicer

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association*, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association. *by authority granted by POA of record in Instrument #20081218-0121094, Davidson County, TN Register's Office

Witness my hand and Official Seal at office this 23rd day of July, 2009.

Katy S Ruffin
Notary Public

KATY S. RUFFIN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 3-31-2010

My Commission Expires: 3-31-2010

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Property Address: 1524 14th Avenue North, Nashville, TN 37208
Parcel # Map 81-15 Parcel 261

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Anthony Phillips
219 Heathstone Circle
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2009.

Notary Public
My Commission Expires: 12/21/09

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2737-067165-LC

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

