BILL GARRETT, Davidson County
Trans:T20090055615 DEEDWARR
Recvd: 08/14/09 10:40 2 pgs
Fees:13.00 Taxes:210.90
20090814-0076530

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11 day of August, 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 Marvin Cook, his heirs and assigns, hereinafter called Grantee,
unmarried

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:

Being Lot No. 203 on the Plan of Royal Hills, Section 3, as of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20081020-0105029, 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 11th day of August, 2009.

Fannie Mae a/k/a Federal National Mortgage Association

BY: Elizabeth A. Cash

Elizabeth A. Cash
Weiss Spicer Cash, PLLC

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash 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/k/a 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.

Witness my hand and Official Seal at office this 11th day of August, 2009.

Sharon Hogan

Notary Public

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

My Commission Expires:

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Property Address: 565 Phipps, Nashville, TN 37218
Parcel # 58-11-203

Property Owner and Agency Responsible for Payment of Taxes
Mail Tax Bill to: Marvin Cook
P.O. Box 148761
Nashville, TN. 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value,
whichever is greater, for this transfer is $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2009.

Notary Public
My Commission Expires: 11/7/12

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2159-079202-LC