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 Eugenia R. Grayer, 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:

The following described property located in Davidson County, Tennessee, more particularly described as follows:

Being the North 75 feet of Lot 71 and the North 75 feet of the West 94 feet of Lot 68, on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, in the Register's Office of Davidson County, Tennessee, and further described as follows:

Beginning at a point in the easterly margin of Meridian Street, said point being the northwest corner of Lot 71; thence leaving Meridian Street in an easterly direction 194 feet to a point; thence south 75 feet; thence west 194 feet to a point in the easterly margin of Meridian Street; thence north along said street 75 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20070214-0018731 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090709-0063991, 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:T20090075521 DEEDWARR
Recvd: 11/05/09 10:24 2 pgs
Fees:13.00 Taxes:296.00
20091105-0102331

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 11th day of September, 2009.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 15, 2010

Claire W. Julian
Notary Public

My Commission Expires: 06/15/10

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 $80,000.00 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 21st day of October, 2009.

Kelly Ann Callaghan
Notary Public

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7-3-12

Property Address:* 1603 Meridian St., Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eugenia R. Grayer

Same *

S & K File # 09-018429

Map & Parcel - 07111012500

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

Record & Return to:
Foundation Title & Escrow
30 Burton Hills Blvd, #175
Nashville, TN 37215