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

Davidson County DEEDWARR
Recvd: 11/09/09 13:35 3 pgs
Fees:18.00 Taxes:381.10
20091109-0103562

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of November, 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 DeYonda Sneed, **his/her 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:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601 and corrected by surveyor's certificate of correction of record in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048 and amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20090622-0057854, 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 4th day of November, 2009.

Fannie Mae a/k/a Federal National Mortgage Association

BY: _____
Valerie Ann Spicer
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 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/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 4th day of November, 2009.

_____
Notary Public

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

My Commission Expires: 3-31-2010

****

Property Address: 784 Pippin, Antioch, TN 37013
Parcel # 163-02-0B-070.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

: DeYonda Sneed , 784 Pippin, Antioch, TN 37013 (new owner)

Mail Tax Bill to: SunTrust Mortgage, Inc.

401 Commerce St, Suite 6100, Nashville, TN 37219.

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value, whichever is greater, for this transfer is $ 103,000.00

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2009.

_____
Notary Public
My Commission Expires: MAR 10 2012

MAXINE J. RUCKER DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

2159-080086-LC

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or 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 Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE