291-412

BILL GARRETT, Davidson County
Trans:T20090079403 DEEDWARR
Recvd: 11/23/09 10:45 2 pgs
Fees:13.00 Taxes:469.90
20091123-0107341

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

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4 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 Tien Toan Vu, his/her 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 122 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, Pages 22 and 23, Register's Office for said County. Said Lot No. 122 fronts 68.0 feet on the northwesterly side of Annex Avenue and extends back 149.6 feet on the southwesterly line and 149.5 feet on the northeasterly line to a line in the rear on which it measures 68.0 feet.

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 20090903-0082831, 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 3rd 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 3rd day of November, 2009.

_____
Notary Public

MARCIA LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
EXP. 12-9-09

My Commission Expires:

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Property Address: 517 Annex Avenue, Nashville, TN 37209
Parcel # 90-12-111.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Tien Toan Vu
517 Annex Avenue
Nashville · TN 37209

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value, whichever is greater, for this transfer is $ 127,000

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November, 2009.

_____
Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2159-081339-LC