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 Judy A. Rodriguez, 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 169-B on the Plan of Zone Lot Division of all Lots of Phase One, Cedar Bluff Subdivision, of record in Book 6250, Page 827, as amended by the Plan recorded in Book 6250, Pages 836 and 837, all in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more particular description of the property.

Said Lot Number 169-B fronts 27.63 feet on the westerly margin of Macfie Drive and extends back 146.50 feet on the southerly line and 147.69 feet on the northerly line to a deed line in the rear, measuring 33.26 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20020910-0109289 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090608-0052713, 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:T20090083627 DEEDWARRSP
Recvd: 12/11/09 09:19 2 pgs
Fees:13.00 Taxes:173.90

20091211-0113190

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 28th day of August, 2009.

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

My Commission Expires: 3-25-12

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 $47,000.00 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 7th day of December, 2009.

Notary Public

My Commission Expires: 7-29-13

Property Address: 221 Macfie Dr., Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Judy A. Rodriguez

BAC Home Loan Servicing
P.O. Box 10219
Van Nuys, CA 91410

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

S & K File # 09-015904

Map & Parcel - 033 16 0 261.00

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

Return To:
Harpeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027

H090625