## 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 James Sim, 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, to-wit:**

**Lot 6, Holt Meadows Subdivision, as shown on Plat of record in Book 4300, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more particular description.**

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060525-0061648 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20091102-0101101, 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.

BILL GARRETT, Davidson County
Trans:T20090086343 DEEDWARRSP
Recvd: 12/23/09 11:14 2 pgs
Fees:13.00 Taxes:499.50
20091223-0116739

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: _____
**Robert Schneider**

Title: Authorized Signatory

**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 ROBERT SCHNEIDER, 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 30th day of November, 2009.

Notary Public

LARON N. FARRELL
NOTARY PUBLIC
STATE OF TENNESSEE
SHELBY COUNTY

My Commission Expires: MY COMMISSION EXPIRES: May 12, 2010

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 $135,000.00 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 December, 2009.

Notary Public

MEMORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Address: 505 Holt Valley Road, Nashville, TN 37221

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
James Sim

505 Holt Valley Rd
Nashville, TN 37221

S & K File # 09-022418

Map & Parcel - 12811003600

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