BOX 13
#15512

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 MOSTAPHA AZNAG,* hereafter called Grantee.

* AND wife, SANAE BOU TKHAMOUN

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 describe property located in Davidson County, Tennessee, to-wit:

Lot 90, Pinnacle Point Subdivision, Phase III, a Planned Unit Development, as shown on Plat of record in Book 6900, Pages 391, 392, and 393, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO. 20030528-0072168 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO. 20091019-0096283, 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:T20090086574 DEEDWARRSP
Recvd: 12/28/09 09:42 2 pgs
Fees:13.00 Taxes:399.60
20091228-0117079

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 20th day of November, 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 $108,000.00 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 16th day of December, 2009.

Notary Public

My Commission Expires: 3/20/2010

LaJuan McAdoo Notary Public Davidson County

Property Address: 328 Pocono Road, Antioch, TN 37013

ADDRESS OF NEW OWNER(S)
MOSTAPHA AZNAP AND
SANAE BOUTKHAMOUIN
328 POCONO RD.
ANTIOCH, TN. 37013

SEND TAX BILLS TO
GUIDANCE RESIDENTIAL, LLC
11109 SUNSET HILLS RD
SUITE 200
RESTON, VA. 20190

S & K File # 09-021504

Map & Parcel - 135140A087.00 CO

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