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 John Gavin 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:

Part of Tract Number I 0, on the unrecorded Plan of Life and Casualty Insurance Company's Subdivision, near Old Hickory, in Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of Hopewell Road, or Old Hadley Bend Road, at a point 718 feet Westerly, as measured along the center line of said road, from the intersection of the Westerly line of Pitts Avenue; thence North 28 degrees 34 minutes East a distance of 612.9 feet to a point; thence North 50 degrees 20 minutes West 50.8 feet to a point, being the northeast corner of the Mervin Land, and also being on the Southerly boundary line of the Nichols Land; thence South 28 degrees 34 minutes West 626.9 feet to a point in the center of said Hopewell Road; thence along the center of said road North 66 degrees 22 minutes East a distance of 50 feet to the point of beginning, containing 0.709 acres, more or less.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20080305-0022162 in the Register's Office of Wilson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20091123-0107291, 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:T20100008170 DEEDWARRSP
Recvd: 02/10/10 08:45 2 pgs
Fees:13.00 Taxes:129.50
20100210-0010300

Fannie Mae A/K/A Federal National Mortgage Association

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

BY: Scedella McAtee
Scedella McAtee

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 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 26th day of January, 2010.

Melina A. Lyons

Notary Public

MELINA A. LYONS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/18/2011

My Commission Expires: 6-18-11

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 $35,000.00 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 29th day of February, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Address: 327 Pitts Avenue, Old Hickory, TN 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
John Gavin

205 Rising Sun Lane
Old Hickory, TN 37138

S & K File # 09-023648

Map & Parcel - 053160068.00

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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212