RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29524
(Davidson County File Box 9-B)

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 Dawson Frierson Gray, Jr., 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:

Unit Number 64 of the Versailles Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Versailles Townhomes Homeowners' Association, of record in Book 5168, Page 994, and as amended in Book 7770, Page 955, and in Book 8434, Page 719, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5168, Page 961, and as amended in Book 5589, Page 367, and in Book 5659, Page 641, and re-recorded in Book 5667, Page 375, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Versailles Apartments, Condominium Apartments, of record in Book 5050, Page 80, and as corrected in Book 5171, Page 153, said Register's Office, for a more complete identification and description of such Unit.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20080213-0014365 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20100405-0024806, 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:T20100033832 DEEDWARRSP
Recvd: 06/03/10 14:58 2 pgs
Fees:13.00 Taxes:647.50
20100603-0043160

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 29th day of April, 2010.

Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

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 $175,000.00 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 28th day of May, 2010.

Notary Public

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

My Commission Expires: _____

Property Address: 3000 Hillsboro Pike Unit 64, Nashville, TN 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES: NEW OWNER:
John Dawson Frierson Gray, Jr.

3000 Hillsboro Pike, Apt. 64

Nashville, TN 37215

SEND TAX BILLS TO:

First Farmers and Merchants Bank
816 S. Garden Street
Columbia, TN 38401

S & K File # 10-001668

Map & Parcel - 117030A06400CO

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