RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

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 Hugo Martinez Garcia, 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 the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being lot No. 225, on the Plan of Cherry Hills Subdivision, Section IV, as of record in Book 4460, Page 21, Register's Office for said County.
Said lot No. 225, fronts 78.0 feet on the westerly side of Cedarcliff Road, and extends back 136.83 feet on the northerly line and 135.96 feet on the southerly line to a dead line measuring 84.17 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20080527-0053974 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Insturment# 20100308-0017691, 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:T20100035104 DEEDWARRSP
Recvd: 06/09/10 12:18 2 pgs
Fees:13.00 Taxes:351.50
20100609-0044779

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: 3-25-17

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 $95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elaine L. Gregory

Affiant

WITNESS my hand and Official Seal at Office this 7th day of June, 2010.

Mindy Claud

Notary Public

MINDY CLAUD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/7/2011

Property Address: 433 Cedarcliff Road, Antioch, TN 37013

~~**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES**~~: New Owner
Hugo Martinez Garcia

433 Cedarcliff Rd
Antioch, TN 37013

Send Tax Bills To:

Southeast Financial Credit Union
220 S. Royal Oaks Blvd
Franklin, TN 37064

S & K File # 10-001476

Map & Parcel - 150 05 0 131.00

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