THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20100047529 DEEDWARRSP
Recvd: 08/03/10 09:57 2 pgs
Fees:13.00 Taxes:332.63
20100803-0060835

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 2010 by and 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 David Walker, his heirs and assigns, hereinafter called Grantee,
Allen *a Single Man

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Property commonly known as: 4612 Chutney Drive, Antioch, TN 37013 County of Davidson: Located in Nashville, County of Davidson, State of Tennessee, to-wit: Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Peppertree (Revised) Forest, Section 1, as of record in Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100212-0011190, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 28th day of July, 2010.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Valerie Ann Spicer

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 28th day of July, 2010.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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Property Address: 4612 Chutney Drive, Antioch, TN 37013
Parcel # 165-14008200

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

~~Mail Tax Bills to:~~ David Walker
4612 Chutney Drive
Antioch, TN 37013

Mail Tax Bills to:
Mortgage Research Center dba VAMortgage Center.com
2101 Chapel Plaza Ct #107
Columbia, MO 65203

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or true value, whichever is greater, for this transfer is $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2010.

Notary Public
My Commission Expires: 9-17-2011

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167

2737-067165-LC