BOX 30-S

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 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 Sukhjit S. Brar and Navreet Randhawa, husband and wife, their heirs and assigns, hereinafter called Grantee,

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:

Being Lot No. 2, on the Plan of Villages of Brentwood, Phase Eleven of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100406-0025595, 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.

BILL GARRETT, Davidson County
Trans:T20100052423 DEEDWARRSP
Recvd: 08/24/10 08:59 2 pgs
Fees:13.00 Taxes:749.25
20100824-0066770

2159-085466-LC

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 19th day of August, 2010.

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

BY: Elizabeth A. Cash
Elizabeth A. Cash

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash 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/k/a 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 19th day of August, 2010.

Katy S Ruffin
Notary Public

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4-20-2014

My Commission Expires April 20, 2014

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Property Address: 4805 Enoch Drive, Nashville, TN 37211
Parcel # 161-100815600CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Sukhjit Brar and Navreet Randhawa /Suntrust Mortgage Inc
PO BOX 79041
Baltimore, MD 21279-0041

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value, whichever is greater, for this transfer is $ 202,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2010.
Caroline Chappell
Notary Public
My Commission Expires: 8-23-11

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

2159-085466-LC