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 Sarah Gay, 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 Davidson County, Tennessee, to-wit:

Unit 26, Building C, The Coach House, a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by Master Deed of record in Book 4809, Page 829, as amended in Book 4813, Page 964, and in Book 5100, Page 897; and as shown on the Plat of The Coach House, of record in Book 4675, Page 107, all recorded in the Register's Office of Davidson County, Tennessee, to which Master Deed and Plat reference is hereby made for a more particular description of the property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20011204-0132691 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100422-0030426, 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:T20100055684 DEEDWARRSP
Recvd: 09/07/10 08:42 2 pgs
Fees:13.00 Taxes:240.50
20100907-0070611

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 13th day of July, 2010.

ROBERT SCHNEIDER STATE TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

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 $65,000.00 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 27TH day of August, 2010.

Notary Public

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/20/14

Property Address: 523 Harding Place C26, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sarah Gay

523 Harding Place C26
Nashville TN 37211

S & K File # 10-003733

Map & Parcel - 147020A026.00 CO

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

Please return to:

Main Street Title
3530 Central Pike Ste 102A
Hermitage, TN 37076