Prepared By and Return To:
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

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 Brandon Mayberry, 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:

Lot Number 66-B, on the Plan of Zone Lot Division, Lot 66, Percy Priest Woods, Section Three, as shown on Plat of record in Plat Book 5200, Page 789, and amended in Book 6250, Page 224, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060714-0085236 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100308-0017505, 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.

BILL GARRETT, Davidson County
Trans:T20100067346 DEEDWARRSP
Recvd: 10/25/10 09:10 2 pgs
Fees:13.00 Taxes:310.43
20101025-0085043

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Scedella McAtee
Scedella McAtee

Title: Authorized Signatory

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 22nd day of October, 2010.

Notary Public

PAULA R. HILL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08/20/2011

My Commission Expires: 8/20/2011

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 $83,900.00 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 22ND day of October, 2010.

Notary Public

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

My Commission Expires: 9/3/2012

Property Address: 1028 Hammack Court, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Brandon Mayberry
Wells Fargo Bank, N.A.
121 Suburban Road
Knoxville, TN 37923

S & K File # 10-004165

Map & Parcel - 108160284.00

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