Prepared by:

Paul Jungers, Esq.

8940 Main Street
Clarence, NY 14031

Returned to:

VICTOR GARCIA
1704 HICKORY VIEW COURT
ANTIOCH, TN 37013

Davidson County DEEDWARRSP
Recvd: 02/01/11 14:18 3 pgs
Fees:18.00 Taxes:29.60
20110201-0008983

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 1/31/11, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Hereinafter referred to as Grantor, and

VICTOR GARCIA

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of EIGHT THOUSAND AND 00/100 ($8,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100812-0063698, of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $9,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $9,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: _____
JEANETTE M. SHAFFER,
AUTHORIZED REPRESENTATIVE OF
NATIONAL REAL ESTATE
INFORMATION SERVICES, LP AS
POWER OF ATTORNEY

STATE OF PA }
COUNTY OF Allegheny }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jeanette M. Shaffer with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be Jeanette M. Shaffer, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION the within bargainor, and that he/she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized representative.

Witness my hand, at offices, 1/31/11.

NOTARIAL SEAL
RENEE L TARQUINIO
Notary Public
CITY OF PITTSBURGH, ALLEGHENY COUNTY
My Commission Expires Jun 22, 2011

Notary Public
Commission expires: 6/22/11

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $8,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201102005

Affiant

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 1st day of February, 2011.

Notary Public
Commission Expires 8/23/11

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
VICTOR GARCIA	VICTOR GARCIA	1610 24TH AVENUE NORTH NASHVILLE, TN 37208
1704 HICKORY VIEW COURT	1704 HICKORY VIEW COURT	MAP PARCEL NO.:
ANTIOCH, TN 37013	ANTIOCH, TN 37013	081-14-1-100.00

EXHIBIT A

LEGAL DESCRIPTION

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF LOT NUMBER 16 ON THE PLAN OF GEORGIA INDUSTRIAL REALTY COMPANY'S NORTH NASHVILLE SUBDIVISION, AS SHOWN OF RECORD IN PLAT BOOK 421, PAGE 188 (ERRONEOUSLY SHOWN AS PAGE 168 IN DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20070226-0023242), REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP - AS SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 08/12/2010 IN INSTRUMENT 20100812-0063698 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 081-14-1-100.00

PROPERTY COMMONLY KNOWN AS: 1610 24TH AVENUE NORTH, NASHVILLE, TN 37208

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY