Mail to

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20110311-0019404

PICK-UP

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

SPECIAL WARRANTY DEED

THIS DEED, made this 4 day of March, 2011, by and between **Fannie Mae a/k/a Federal National Mortgage Association,** of PO Box 650043, Dallas, TX 75265, hereinafter referred to as "Grantor", party of the first part; and **Lawrence Wisniewski**, of 5516 Maplesong Drive, Nashville, TN 37321, hereinafter referred to as "Grantee", party of the second part.

That for and in consideration of the sum of **Eighty-Two Thousand Five Hundred and no/100 ($82,500.00)**, the consideration received therefore by the Grantor for the conveyance made hereby, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, subject to the matters described herein, does hereby grant, bargain, sell and convey to the Grantee, in fee simple, and with SPECIAL WARRANTY OF TITLE, all that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, as described below. Said property having an address of 316 52nd Avenue N, Nashville, TN and being more particularly described as follows, to-wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

PART OF BLOCK 8 ON THE MAP OF REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS PF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 52ND AVENUE NORTH, FORMERLY 11TH STREET, 522.5 FEET SOUTH OF THE SOUTH MARGIN OF CHARLOTTE AVENUE, BEING 47.5 FEET SOUTH OF THE SOUTHWEST CORNER OF THE LOT CONVEYED TO J.C COX AND WIFE, BY DEED FROM H.R. HILLINGS, JR. AND WIFE, OF RECORD IN BOOK 452, PAGE 384, SAID REGISTER'S OFFICE; THENCE EASTERLY AND PARALLEL TO THE SOUTH MARGIN OF CHARLOTTE AVENUE, 140 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, SOUTHERLY 47.5 FEET TO THE NORTHERLY MARGIN OF ANOTHER ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID LAST MENTIONED ALLEY; WESTERLY 140 FEET TO THE EASTERLY MARGIN OF 52ND AVENUE, NORTH; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 47.5 FEET TO THE BEGINNING.

Being the same premises conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated February 13, 2006 and recorded December 26, 2010 with the Davidson County Registry of Deeds as Instrument No. 20101228-0102532.

Property Address: 316 52nd Avenue N, Nashville, TN 37209

Tax ID#: 09115015800

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part (his/her/their) heirs and assigned in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she/he/they is/are lawfully seized in fee of the afore-described real estate; she has a good right to sell and convey the same; that the same is unencumbered, except for:

And that the title and quite possession thereto she/he/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context here of..

Witness the following signatures and seals,

Fannie Mae a/k/a Federal National Mortgage Association,

BY: _____
Printed Name: Heidi Jones
STATUTORY AUTHORITY:

Witness

State of TEXAS
County of DALLAS

I hereby certify that on this 4 day of March, 2011, before me, the subscriber, Notary Public of the State aforesaid, personally appeared Heidi Jones of **Fannie Mae a/k/a Federal National Mortgage Association**, whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be his/her act under authority of the Grantor and the free act and deed of the Grantor, and also certify, under penalties of perjury, that the consideration recited herein is true and correct.

DEBBI KOMPERDA
Notary Public,
State of Texas
Comm. Exp. 08-06-14

_____
Notary Public:
My Commission Expires:

STATE OF TEXAS
COUNTY OF DALLAS

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 $82,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 4 day of March 2011.

DEBBI KOMPERDA
Notary Public,
State of Texas
Comm. Exp. 08-06-14

_____
Notary Public
My commission expires

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 316 52nd Av N, Nashville Tn 37209

MAIL TAX NOTICES TO: Same

THIS INSTRUMENT PREPARED BY:
Lori Salzillo

RETURN TO:
Liberty Title and Escrow Company
1575 South County Trail
East Greenwich, RI 02818

TAX PARCEL NO: 09115015800
Property Address: 316 52nd Avenue N, Nashville, TN 37209