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

BILL GARRETT, Davidson County
Trans:T20110023972 OEEDWARRSP
Recvd: 04/25/11 12:40 2 pgs
Fees:13.00 Taxes:247.90
20110425-0031346

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8 day of April, 2011 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 Sonia C. Cruz-Pena, her 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:

Land in Davidson County, Tennessee being Lot No. 117 on the Plan of Apache Hills Section III of record in Plat Book 4175, Page 9 Register's Office of Davidson County, Tennessee. Said Lot No. 117 fronts 70 feet on the Southerly side of Cimarron Way and runs back between lines 140.0 feet on the East line and 160.6 feet on the West line to a dead line in the rear on which it measures 85.7 feet.

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 20100910-0071911, 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.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 4th day of April, 2011.

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 4th day of April, 2011.

Kathy 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: 4840 Cimarron Way, Antioch, TN 37013
Parcel # 148-15003200

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

~~Mail Tax Bill to:~~ Sonia C. Cruz-Pena 4840 Cimarron Way, Antioch, TN 37013
ADDRESS OF NEW OWNER

SEND TAX BILL TO: FIFTH THIRD MTG. CO.
P.O. BOX 630412
Cincinnati, OH 45274-0134

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $ 67,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2011.

Notary Public
My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

2159-087727-LC