BILL GARRETT, Davidson County
Trans:T20110025369 DEEDWARRSP
Recvd: 04/29/11 12:52 2 pgs
Fees:13.00 Taxes:481.00
20110429-0032921

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 Joshua T. Sands,* hereafter called Grantee.

*unmarried

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 79, Section 2, Stacy Square, as shown on Plat of record in Book 4175, Page 30, in the Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20070808-0094642 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100802-0060366, 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

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 25th day of April, 2011.

Notary Public

ASHLEY TURNER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

MY COMMISSION EXPIRES
My commission expires: JANUARY 05, 2015

STATE OF Tennessee
COUNTY OF WILSON

I 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 $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Joshua E. Paulsson
Affiant

Subscribed and sworn to before me this the 28th day of April, 2011.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My commission expires: 09-17-11

Property Address: 7904 STALLION DRIVE, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Joshua T. Sands

Guaranty Trust Company
316 Robert Rose Dr.
Murfreesboro, TN 37129

S & K File # 10-011202

Map & Parcel - 12810003200

Return To:

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520