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 Anna Jo Peery, 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 the 8th Civil District of Davidson County, Tennessee, to-wit:

Tract 1: Lot 2 on the Map of the Division of the westerly 230 feet of the East one-half of Lot Number 1 on the Map of B. F. Cockrill Farm, as of record in Book 332, Page 58, in the Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at a point in the South margin of Robertson Avenue at the corner of Lots 1 and 2, being an iron pin, which is 177.5 feet West of the West margin of Nall Avenue; thence with the line between Lots 1 and 2, southerly 325 feet to an iron pin; thence westerly 57.5 feet to an iron pin at the corner of Lots 2 and 3; thence with the line between said lots, Northerly 325 feet to an iron pin in the South margin of Robertson Avenue; thence with the margin of the same, Easterly 57.5 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20020111-0004768 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20110222-0014435, 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

Scedella McAtee

Title: Authorized Signatory

Davidson County	**DEEDWARRSP**
Recvd: 05/06/11 16:02	**3 pgs**
Fees:18.00 Taxes:185.00	
20110506-0035192	

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 26th day of April, 2011.

Notary Public

My commission expires: 3-25-12

STATE OF Tennessee
COUNTY OF Davidson

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 $50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 26th day of April, 2011.

Notary Public

My commission expires: 8/23/11

Property Address: 6215 Robertson Avenue, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Anna Jo Peery

6215 Robertson Ave
Nash. TN 37209

S & K File # 11-018150

Map & Parcel - 09109005000

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

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: 9/23/14

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY