record 3rd

This instrument prepared by:
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Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
Bank of America/Tammi Peters

BILL GARRETT, Davidson County
Trans:T20110039026 DEEDWARR
Recvd: 06/29/11 15:24 2 pgs
Fees:12.00 Taxes:0.00
20110629-0049827

WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of April, 2011 by and between Tammi R. Peters, party of the first part, and Federal National Mortgage Association, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee to wit:

Land in Davidson County, Tennessee, being a tract shown on the Plan of Fitzgerald Subdivision, Section 2, of record in Book 6050, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by John B. Kohl, III, Tennessee License No. 100, dated February 14, 1992, as follows:
Beginning at a concrete monument in the westerly margin of Bidwell Road, said point being the Northeast corner of the property conveyed to Jerry James Dobbs and wife, Shirley F. Dobbs, from C. W. Fitzgerald and wife, Laura M. Fitzgerald, by deed of record in Book 4842, Page 150, Register's Office for Davidson County, Tennessee; thence with Dobbs Northerly boundary, North 71 deg. 23 min. 53 sec. West 1092.69 feet to an iron pin; thence North 40 deg. 42 min. 43. sec. East 87.67 feet to an iron pin; thence South 75 deg. 56 min. 42 sec. East 1046.86 feet to a concrete monument in the westerly margin of Bidwell Road; thence with the westerly margin of Bidwell Road, South 12 deg. 59 min. 40 sec. West 165.0 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed by Deed of record in Register's Instrument No. 20051026-0129512, Register's Office of DAVIDSON County, Tennessee.

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 successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the same is unencumbered,

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

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Tammi R. Peters
TAMMI R. PETERS

STATE OF Indiana
COUNTY OF Marion

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tammi R. Peters with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 14 day of April, 2011.

Notary Public

OFFICIAL SEAL
NICOLE EDWARDS
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires July 12, 2012

MY COMMISSION EXPIRES: July 12, 2012

Property Address: 7597 BIDWELL ROAD, JOELTON, TN 37080
Parcel # 00800016400
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
c/o Bank of America, 5401 North Beach Street, Forth Worth, TX 76137

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $EXEMPT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June, 2011.

Notary Public
My Commission Expires:

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012