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 James T Patterson, IV, 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 Davidson County, to-wit:**

**Unit 2015, Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument Number 20021121-0145225, and amended in Instrument Number 20030328-0041138, in the Register's Office for Davidson County, Tennessee; together with the appurtenant interest in the common elements of said Unit. The Unit is depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and is located upon Lot 2, on the Plan of Resubdivision of Woman's Club of Nashville, of Record in Plat Book 6200, Page 383, in the Register's Office for Davidson County, Tennessee.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071210-0142393 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110404-0025610, 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

BILL GARRETT, Davidson County
Trans:T20110041100 DEEDWARRSP
Recvd: 07/08/11 14:04 2 pgs
Fees:13.00 Taxes:693.75
20110708-0052440

**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 28 day of June, 2011.

Robert Schneider
Notary Public

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

My commission expires: 3-25-12

STATE OF TENNESSEE
COUNTY OF BEDFORD

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 $187,500.00 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 30th day of June, 2011.

Sharon E. Moore
Notary Public

SHARON E. MOORE NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

My commission expires: 4-16-14

Property Address: 2015 Stokes Lane, Nashville, Tennessee 37215

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
James T Patterson, IV Address: 2015 Stokes Lane, Nashville, TN 37215 (new owner)

Send Tax Bill To:* Traders Bank - ATTN: Kim Scharfenberger
P. O. Box 1000
Tullahoma, TN 37388

S & K File # 11-019011

Map & Parcel - 117 07 0M 032.00

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