BILL GARRETT, Davidson County
Trans:T20110045838 DEEDWARRSP
Recvd: 07/28/11 13:05 2 pgs
Fees:13.00 Taxes:447.70
20110728-0057847

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 Edward J. Moriarty III, 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, Tennessee, to-wit:

Tract 8A, on the Plan of Boundary Survey for Robert & Connie Delaney, by Howard George and Associates, Project Number 8910, dated April 11, 1989, and also being further described according to a survey by John B. Kohl, III, dated June 29, 1994, as follows:

BEGINNING at a point 338.60 feet from the intersection of Heath Road and Deer Ridge Road, formerly Gerry Road; thence from the center of Heath Road, South 49 degrees 10 minutes East, passing an iron pin set at 25.87 feet, a total distance of 1005.04 feet to an iron pin set; thence North 41 degrees 16 minutes East 89.30 feet to a point; thence North 32 degrees 17 minutes West 922.64 feet to the center of Heath Road; thence along a curve to the right 171.08 feet (Delta = 8 degrees 33 minutes 20 seconds, Radius = 1145.69 feet, Tangent = 85.70 feet, Chord: South 58 degrees 11 minutes West 170.92 feet); thence South 62 degrees 28 seconds West 129.04 feet; thence along a curve to the right 78.00 feet (Delta=7 degrees 00 minutes 20 seconds, Radius=638.06 feet, Tangent = 39.05 feet, Chord: South 58 degrees 50 minutes West 77.95 feet) to the point of beginning of the herein described tract.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030827-0124372 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110126-0007320, 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

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 21st day of July, 2011.

L. Ashley Turner
Notary Public

L. ASHLEY TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES JANUARY 05, 2015

STATE OF Tennessee
COUNTY OF Shelby

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 $121,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Edward J Moriarty III
Affiant

Subscribed and sworn to before me this the 21st day of July, 2011.

Robert Schneider
Notary Public

ROBERT SCHNEIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY

My commission expires: 3-25-12

Property Address: 4620 Heath Road, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Edward J. Moriarty III

Edward J Moriarty III
7122 TULIP TRAIL DR
MEMPHIS, TN 38133

S & K File # 11-016101

Map & Parcel - 12600011700

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566