THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20110047787 DEEDWARR
Recvd: 08/04/11 15:39 2 pgs
Fees:13.00 Taxes:133.20
20110804-0060148

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of July, 2011 by and 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 Fifteenth Avenue Baptist Community Development Corporation, its heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 117 and 118 on the map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the Southerly margin of Rose Street formerly Yarborough Street, 54 feet East of the Southeast corner of said street and 25th Avenue, North; thence Southerly parallel to the East margin of 25th Avenue, North 121 feet to a point in the North line of Lot No. 116; thence Easterly along the North line of Lot No. 116, 50 feet to a point; thence Northerly 120 feet, more or less, to the Southerly margin of Rose Street; thence Westerly along the Southern margin of said street 50 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100827-0067795, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 28th day of July, 2011.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Valerie Ann Spicer

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 28th day of July, 2011.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:

My Comm. Exp. 10-15-2013

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Property Address: 2405 Santi Avenue, Nashville, TN 37208
Parcel # 081-10017000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Fifteenth Avenue Baptist Community Development Corporation
930 Scovel Street
Nashville, TN 37208-2546

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $36,000.00
_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 02nd DAY OF August, 2011.
_____
Notary Public
My Commission Expires:

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.