RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # _____
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110050851 DEEDWARRSP
Recvd: 08/18/11 10:00 2 pgs
Fees:13.00 Taxes:521.70
20110818-0063855

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 Claire C. Holman and Sara Holman, 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:

Unit 5, Parker House Condominium, as established by Master Deed of record in Instrument Number 20061211-0152323, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby is made for a more complete and accurate description thereof; together with the Unit's undivided interest in the common and limited common elements appurtenant to the above Unit.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070206-0015749 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110516-0037223, 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 12th day of August, 2011.

Robert Schneider
Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

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 $141,000.00 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 15th day of August, 2011.

Beth M. Brock
Notary Public

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My commission expires:

My Commission Expires FEB. 19, 2013

Property Address: 2113 Acklen Avenue Unit E, Nashville, Tennessee 37212

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Claire C. Holman and Sara Holman
2113 Acklen Avenue, Apt. E
Nashville, TN 37212
SEND TAX BILLS TO:
Pinnacle National BAnk
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

S & K File # 11-019699

Map & Parcel - 104120E00500CO

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