BILL GARRETT, Davidson County
Trans:T20110053420 DEEDWARRSP
Recvd: 08/30/11 10:06 2 pgs
Fees:13.00 Taxes:434.75
20110830-0067005

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 Mark Dudycha, 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 64, Phase III, Coronada Town Home Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, as shown on the Plat of Phase III, Coronada Town Home Condominiums, recorded in Plat Book 5200, Page 67, said Register's Office, and described in Master Deed of record in Book 4901, Page 679 (inadvertently 579 in Warranty Deed recorded in Instrument Number 20060803-0095017, in the RODCT), as amended in Book 5202, Page 329, and Book 5306, Page 241, and By-Laws of record in Book 4901, Page 702, said Register's Office, to which Plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060803-0095018 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110425-0031399, 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 25th 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 WILLIAMSON

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 $117,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donna VanLanen
Affiant

Subscribed and sworn to before me this the 24th day of August, 2011.

Notary Public

WANDA F. NOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/8/2013

Property Address: 1008 Pebble Brook #64, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark Dudycha

W R Starkey

5055 W. Park Blvd. Ste 300

Plano, Tx 75093

S & K File # 11-018303

Map & Parcel - 142 08 0B 064.00

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