RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 Hector M. Sando, 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 Number 5 on the unrecorded plan of the Gammel property, more particularly described as follows:

Beginning at a point on the Southeasterly margin of Port Drive at the Northwest corner of Tract Number 4 conveyed to the Trustees of Bible Missionary Church, by deed from Zeke C. Gammel and wife, of record in Book 3612, Page 181, in the Register's Office for Davidson County, Tennessee; thence with the Southeasterly margin of said Drive, North 24 degrees 02 minutes East (call Northeastwardly in prior deeds) 100 feet to the Southwest corner of Tract Number 6 conveyed to Beulah Knight Watrous, by deed from Zeke C. Gammel, of record in Book 3569, Page 461, in the Register's Office for Davidson County, Tennessee; thence with said Watrous's Southern boundary line South 66 degrees 55 minutes East 477.8 feet; thence South 03 degrees 23 minutes West 101.7 feet; thence North 88 degrees 44 minutes West 174.9 feet to said Church's Eastern corner; thence with said church's line North 57 degrees 06 minutes West 356.6 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061017-0128701 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110512-0036619, 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

BILL GARRETT, Davidson County
Trans:T20110059445 DEEDWARRSP
Recvd: 09/26/11 09:27 2 pgs
Fees:13.00 Taxes:392.20
20110926-0074096

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 22nd day of September, 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 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 $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather Risley
Affiant

Subscribed and sworn to before me this the 22nd day of September, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

My commission expires:_____

Property Address: 415 Port Drive, Madison, Tennessee 37115

PROPERTY OWNER* AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
~~Hector M. Sando~~

First Community Mortgage, Inc.

275 Robert Rose Drive

Murfreesboro, TN 37129

* Hector M Sando
415 Port Dr
Madison TN 37115

S & K File # 11-021816

Map & Parcel - 05102003200

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