BILL GARRETT, Davidson County
Trans:T20110061229 DEEDWARRSP
Recvd: 10/03/11 10:25 3 pgs
Fees:18.00 Taxes:399.60
20111003-0076250

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-4034
Asset # 6729551

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, 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 $108,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 27th day of September, 2011.

Notary Public
My Commission Expires: 3/3/15
(Seal)

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Medhat Mena and Mona Shafek<br>2260 Nashboro Blvd<br>Nashville TN 37217 | US Bank NA<br>1550 American Blvd East ste 440<br>Bloomington MN 55425 | 135-12-0-E-258.00 |

# SPECIAL WARRANTY DEED
## (Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20050907-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Medhat Mena and Mona Shafek, husband and wife, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Exhibit A attached hereto and made a part hereof

Commonly known as: 2260 Nashboro Boulevard, Nashville, TN 37217

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 22 day of August 2011.

Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____ V.P.

ITS: Sandra Taylor V. P.

Certificate of Acknowledgment

State of Texas

)ss.

County of Dallas

Personally appeared before me, the undersigned Notary Public, Sandra Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the V.P. of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 22 day of August 2011.

_____
Notary Public

My commission expires:

9-16-2014
(Seal)

MARLON BROWN
Notary Public, State of Texas
My Commission Expires
September 16, 2014

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

## Exhibit A

Unit 258 on the Plan of Nashboro Village at Fairway Pointe, Phase One, now known as Phase Two as shown on plat of record in Plat Book 4660, page 159; and as amended at Instrument No. 200502220018814, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners Association, Inc. of record in Book 11703, page 520; and Amendments of record at Instrument No. 200003160027171; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050222-0018814; and as set forth in Book 4827, page 14, all in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 239; Book 8870, page 887; and Book 8870, page 932, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to Overhead Line Easement of record in Book 4821, page 109; Book 4815, page 425; and Book 11594, page 299, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to the right-of-way of Nashboro Blvd.

This conveyance in trust is subject to License to use Fitness Center and Swimming Pools of record at Instrument No. 20020507-0056329, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to Memorandum of Lease between WDN Properties, LTD. And WEB Service Company, Inc., of record in Book 10690, Page 327, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to all matters as shown on in Plat Book 4660, page 159; and as amended at Instrument No. 20050222-0018814, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed July 20, 2011 as Instrument No. 20110720-0055533 in the Register's Office for Davidson County, Tennessee.