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 Marco A. Valdez and Esvin R. Soto Alvarado, 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:

Lots 11 and 12, on the Map of the Re-Subdivision of Lots 7, 8, 9, 10, and parts of Lots 6, 11, 12, and 13, Cumberland Nurseries, as shown on Plat of record in Book 332, Page 36, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the easterly side of Foster Street, and runs back between parallel lines 150 feet to an alley.

Said Lot No. 12 fronts 56 feet on the easterly side of Foster Street, and runs back between parallel lines, with the southerly margin of Oriel Street, 150 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061025-0132366 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110921-0073063, 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:T20110062957 DEEDWARRSP
Recvd: 10/10/11 09:56 2 pgs
Fees:13.00 Taxes:144.30
20111010-0078449

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 30th day of September, 2011.

L. Ashley Turner
Notary Public

L. ASHLEY TURNER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES ~~JANUARY 05,~~ 2015

STATE OF TN
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 $39,000.00 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 4 day of Oct, 2011.

Notary Public

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

My commission expires:

Property Address: 2300 Foster Avenue, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marco A. Valdez and Esvin R. Soto Alvarado

2300 Foster Ave.

NASHVILLE, TN 37210

S & K File # 11-024852

Map & Parcel - 119 01 0 410.00

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