Davidson County DEEDWARRSP
Recvd: 12/21/11 14:13 3 pgs
Fees:18.00 Taxes:122.10
20111221-0099800

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 Keith Jorgensen, 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:

See Exhibit A

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070621-0074216 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111006-0077735, 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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $39,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $39,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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 19th day of December _____, 2011.

Claire M. Julian
Notary Public

CLAIRE H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 01, 2014

My commission expires: 06/01/14

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 $33,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer C Cole
Affiant

Subscribed and sworn to before me this the 21st day of December, 2011.

Maxine J. Rucker
Notary Public

My commission expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Property Address: 12 Willis Street, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Keith Jorgensen

3212 PORTOFINO CIRCLE
HUNTINGTON BEACH, CA 92649

S & K File # 11-026127

Map & Parcel - 711404800

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

Exhibit "A"

The following described land in the Twelfth (12th) (formerly the Seventeenth (17th)) Civil District of Davidson County, Tennessee, to-wit:

Lots 1 and 2 Isaac M. Willis property subdivision (unrecorded), being more particularly described as follows:

Beginning on the easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet North of the Northerly margin of the Whites Creek Pike; thence with said avenue Northwardly 95 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by Deed from B.S. Snell and wife, of record in Book 549, Page 182, in the Register's Office for said county; thence eastwardly 115 feet; thence Southwardly 95 feet, more or less, to a point 195 feet North of the Northerly margin of Whites Creek Pike; thence Westwardly 115 feet to the beginning.

Included in the above legal description, but specifically excluded from this property transfer is the following described property:

Beginning on the Easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet North of the Northerly margin of the Whites Creek Pike; thence with said street Northwardly 45 feet, more or less; thence, South 85 degrees East 115 feet, more or less; thence Southwardly along parallel line to Willis Street a distance of 45 feet, to a point 195 feet North of the Northerly margin of the White's Creek Pike; thence North 85 degrees West 115 feet, more or less, to the point of beginning.

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE