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 *Jeffrey L. Fitzpatrick and Angela M. Wright, **as joint tenants with right of survivorship 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:

Lot 200, Phase Two, Section C, Bridgewater Subdivision, as shown on Plat of record in Instrument Number 20070614-0071360, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080331-0032056 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111202-0093908, 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

Davidson County	**DEEDWARRSP**
Recvd: 03/14/12 16:13	**3 pgs**
Fees:18.00 Taxes:888.00	
20120314-0022107	

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 2nd day of March, 2012.

Notary Public

My commission expires: 3-25-12

STATE OF TN
COUNTY OF Wilson

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 $240,000.00 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 2nd day of March, 2012.

Notary Public

My commission expires: 9-2-2013

Property Address: 1708 Robindale Court, Hermitage, Tennessee 37076

PROPERTY OWNER ~~AND~~ AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jeffrey L. Fitzpatrick and Angela M. Wright

1708 Robindale Ct.

Hermitage, TN 37076

Franklain American Mortgage
501 Corporate Centre Drive
Franklin, TN 37067

S & K File # 11-028216

Map & Parcel - 098 06 0A 223.00CO

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

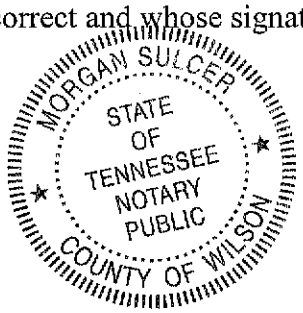
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 9/2/2013