RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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 Jon Winn and Ashley Winn,* hereafter called Grantee.
*husband and wife,

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:

Part of Lot C on the Plan of First Subdivision of Brownsville, as shown on Plat of record in Book 21, Page 112, in the Register's Office for Davidson County, Tennessee, and more particularly described according to the survey made by Norris H. Hickerson, Surveyor, on April 26, 1954, as follows:

BEGINNING at a point in the easterly margin of Scott Avenue, said point being 50.0 feet north from the southwest corner of said Lot C; thence North along the easterly margin of Scott Avenue 50.0 feet to an iron pin; thence Easterly 150.0 feet to an iron pin; thence Southwardly 50.0 feet to an iron pin; thence Westwardly 150.0 feet to an iron pin, which is the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071019-0124384 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120312-0021112, 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

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20120024324 DEEDWARRSP
Recvd: 04/04/12 08:48 2 pgs
Fees:13.00 Taxes:629.00
20120404-0028378

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 March, 2012.

Notary Public

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires: _____

JOHN T. CATRON, JR. STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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 $170,000.00 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 3rd day of April, 2012.

Notary Public

My commission expires: 7-8-2013

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Address: 202 Scott Avenue, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jon Winn and Ashley Winn

202 Scott Avenue

Nashville, TN 37206

S & K File # 12-032651

Map & Parcel - 08306019800

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