[WARRANTY DEED IN LIEU OF FORECLOSURE]

PREPARED BY AND RETURN TO:
S.DeGraffenreaid
Law Offices of Shapiro & Kirsch, LLP
Serving Arkansas & Tennessee
555 Perkins Extended, Second Floor
Memphis, TN 38117
Case No: 11-028818

BILL GARRETT, Davidson County
Trans:T20120029856 DEEDWARR
Recvd: 04/24/12 10:38 4 pgs
Fees:22.00 Taxes:0.00
20120424-0034973

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Zina Grant, single (herein called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the cancellation and extinguishment of that certain Promissory Note (herein the "Note"), dated February 27, 2006, in the original principal amount of $98,500.00, executed and delivered by Grantor to First Horizon Home Loan Corporation, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **Federal National Mortgage Association** whose address is International Plaza II, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254-2961 (herein the "Grantee"), all of (i) the real property (the "Land") located in Davidson County, Tennessee, and more particularly described as follows:

The following described property located in Davidson County Tennessee to wit:

Lot 66, Section Three, Haywood Forest Subdivision, as shown on Plan of record in Plat Book 5200, Page 245, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to grantor, Zina Grant, unmarried, by Melinda Kelchner and husband Kasey Kelchner, herein by Warranty Deed of record at Instrument Number 20060301-0023794, dated February 27, 2006, filed March 1, 2006, in the Register's Office of Davisdon County Tennessee.

together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); together with (iv) all personal property situated in. on or about the Land and any Improvements (herein called the "Personalty").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed the same as a foreclosure or the Liens and as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto;

B. Notwithstanding the above cancellation and extinguishment of the Note and other provisions hereof, all of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of the Note, including, without implied limitation that certain Mortgage/Deed of Trust dated February 27, 2006, in favor of First Horizon Home Loan Corporation, recorded at Instrument Number 20060301-0023795 of the Public Records of Davidson County, Tennessee, are NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which Liens shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors and assigns, and recorded in the Public Records of Davidson County, Tennessee, which Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion;

C. Neither Grantor nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Liens on one hand and title on the other be, and remain at all times SEPARATE and DISTINCT,

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interest of Grantee in the Property under the Liens and that for purposes of priority as between (i) intervening or inferior liens, claims or encumbrances on or against the Property, and (ii) the Liens, any and all rights of the Grantee to exercise its remedies of foreclosure by judicial or non judicial foreclosure of any of the Liens or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument; and

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

Current and 2012 ad valorem taxes on the Property are expressly assumed by Grantee.

EXECUTED this 15th day of March 2012

Zina Grant

STATE OF Tenn
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Zina Grant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 15 day of March, 2012.

Notary Public

My Commission Expires: 7/8/2013

LISA R. CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

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 **$90,885.29** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Federal National Mortgage Association, By
Seterus, Its Attorney in Fact

Subscribed and sworn to before me this 11 day of April, 2012

Notary Public

My Commission Expires: 03/24/15

OFFICIAL SEAL
ANDREW P FRY
NOTARY PUBLIC - OREGON
COMMISSION NO. 457109
MY COMMISSION EXPIRES MARCH 24, 2015

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association, International Plaza II, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254-2961

Property Address:
100 Colemont Drive
Antioch, TN 37013
Map Parcel I.D. No.: 148 14 0 220.00