THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20120029990 DEEDWARRSP
Recvd: 04/24/12 15:01 2 pgs
Fees:13.00 Taxes:666.00
20120424-0035155

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of April, 2012 by and 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 Derek*Swaim and**April ~~Swaim~~***, their heirs and assigns, hereinafter called Grantee,
*S. **wife ***D. Harbour

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows: Being part of Lot Nos. 2, 3 and 4 on the plan of Mrs. A.J. McGaughey's Subdivision of Tract II, Second Haysboro Subdivision of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated May 27, 1953, as follows: Beginning on the southwesterly side of Log Cabin Road, 32.7 feet southeast of the northeast corner of Lot No. 2; thence with the southwesterly line of Log Cabin Road southeastwardly 107.3 feet; thence continuing with the said road eastwardly 67.55 feet; thence leaving the said road, southwestwardly 295.4 feet to the westerly line of the Lot No. 4; thence with the said line northwardly 50.0 feet to the southwest corner of Lot No. 1; thence with the south line of Lot Nos. 1 and 2 eastwardly 115.0 feet to a point 35.0 feet west of the southwest corner of Lot No. 2; thence northeastwardly, crossing the lines between Lot Nos. 2 and 3 at 97.0 feet, in all 150.8 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20120103-0000018, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20th day of April, 2012.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: Elizabeth A. Cash
Elizabeth A. Cash

STATE OF Tennessee

COUNTY Of SHELBY

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 20th day of April, 2012.

Brenda L. Doyle
Notary Public

BRENDA L DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: My Comm. Exp. 8-22-2012

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Property Address: 4613 Log Cabin Road, Nashville, TN 37216
Parcel # 061-08013700

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Derek S, Swaim and April D. Harbour
4613 Log Cabin Rd
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $180,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2012.

Notary Public
My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

2159-093450-LC