Record and Return To:
1ST QUALITY TITLE LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

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 Jose Villasenor, hereafter called Grantee.

*and Maria Gutierrez, 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 Lots 13 and 14, Sarah A. McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as shown on Map of record in Book 332, Page 71, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin and stake on the Easterly margin of the New Buena Vista Highway at the Southwest corner of the property conveyed to James Sanford and wife, by Deed from James F. Randolls and wife, of record in Book 2014, Page 169, said Register's Office; thence with the Southern boundary line of said Sanford Property, South 60 degrees 30 minutes East 772.6 feet to a stake; thence South 55 degrees 30 minutes West 109.4 feet to a stake; thence North 60 degrees 30 minutes West 705 feet, more or less, to the Easterly margin of said Highway; thence with the same, North 23 degrees East 100 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070716-0084655 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120501-0037104, 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: _____
Robert Schneider

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20120034938 DEEDWARRSP
Recvd: 05/11/12 10:54 2 pgs
Fees:13.00 Taxes:107.30
20120511-0040989

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 ROBERT SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself 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 he, 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 he 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 3rd day of **MAY**, 2012.

Notary Public

JAMIE LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
My commission expires **JANUARY 05, 2015**

STATE OF Tennessee
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 $29,000.00 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 May, 2012.

Notary Public

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 4/20/2015

Property Address: 2830 Buena Vista Pike, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jose Villasenor

2830 Buena Vista Pike
Nashville, TN 37218

S & K File # 12-033417

Map & Parcel - 070020032.00

THIS INSTRUMENT PREPARED BY:
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Shapiro & Kirsch, LLP
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