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 Kimberly Thomas, 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 164, Section Four, Priest Lake Park Subdivision, as shown on Plat of record in Plat Book 4460, Pages 15, 16, and 17, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050323-0031470 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120315-0022302, 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:T20120070477 DEEDWARRSP
Recvd: 09/19/12 08:53 2 pgs
Fees:13.00 Taxes:377.40
20120919-0084931

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 14th day of September, 2012.

Kelly Lipford
Notary Public

SHELBY COUNTY
KELLY LIPFORD
STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 05, 2015

My commission expires:_____

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 $102,000.00 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 18th day of September, 2012.

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kay M. Tenpenny
Notary Public

My commission expires:_____
My Commission Expires August 23, 2016

Property Address: 3839 Priest Lake Drive, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kimberly Thomas 3839 Priest Lake Drive Nashville TN 37217

(Tax Bills) SWBC
9311 San Pedro Ste 125
San Antonio TX 78216

S & K File # 12-039534

Map & Parcel - 136 07 0 097.00

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566