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 Vance Evelyn Irvine, 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 followiing described property located in Davidson County, Tennessee, to-wit:

Part of Lot 11, on the Map of the A. B. Montgomery Lands, as of record in Plat Book 1, Page 22, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the North margin of Stokes Lane, 486 feet, more or less, West of the westerly margin of Belmont Boulevard, at the Southwest corner of the property conveyed by deed in Book 1195, Page 118, Register's Office for said County; thence along the West line of the above property and along the West line of the property conveyed by deed in Book 1199, Page 533, said Register's Office, northerly in a broken line, in all 290 feet to the South margin of the Tennessee Central Railroad right of way; thence with the South line of the same, westerly 31.3 feet to the Northeast corner of the property conveyed to George M. Allen and wife, by deed of record in Book 1166, Page 375, said Register's Office; thence along Allen's East line, southerly in a broken line 290 feet more or less, to said Allen's Southeast corner in the North margin of Stokes Lane; thence with the margin of same, easterly 57 feet to the point of beginning.

Included in the above description but specifically excluded therefrom is the following tract:

Beginning at the point of intersection of the west boundry of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way 279 feet eastwardly from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2341.8 feet from 35.0 feet to a point; thence south 15 degrees 04 minutes west 83.8 feet to a point; thence north 37 degrees west 62.7 feet to a point in the said west boundary; thence along the said west boundary to a point in the said west boundary; thence along the said west boundary north 18 degrees 33 minutes east 52.8 feet to a point; thence north 22 degrees 47 minutes east 111.4 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060222-0020383 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120615-0052640, 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: _____
Paula Hill

Title: Authorized Signatory

BILL GARRETT, Davidson County.
Trans:T20120081238 DEEDWARRSP
Recvd: 10/25/12 15:04 2 pgs
Fees:13.00 Taxes:702.63
20121025-0098039

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 PAULA HILL, 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 19th day of October, 2012.

Notary Public

CANYA MARKEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
AUGUST 01, 2016

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 $189,900.00 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 19th day of October, 2012.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 7, 2013

My commission expires:

Property Address: 1612 Stokes Lane, Nashville, Tennessee 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Vance Evelyn Irvine

1612 Stokes Lane
Nashville, TN 37215

S & K File # 12-039353

Map & Parcel - 11708008500

THIS INSTRUMENT PREPARED BY:
Elizabeth Rodrigues
Shapiro & Kirsch, LLP
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Memphis, TN 38117
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