RECORD FIRST

RETURN TO:
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

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 Edward Hana and Heba Hana, 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 299, Final plat, Section One, Harvest Grove Subdivision, as shown on Plat of record in Instrument Number 20060726-0090037 and as amended in Instrument Number 20061116-0142300, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070716-0084179 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120315-0022295, 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:T20120084351 DEEDWARRSP
Recvd: 11/05/12 12:55 2 pgs
Fees:13.00 Taxes:451.40
20121105-0101740

**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 31st day of October, 20 12

Notary Public

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires: _____

JOHN T. CATRON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TN
COUNTY OF Shelby

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 $122,000.00 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 2nd day of November, 20 12.

Notary Public

MY COMMISSION EXPIRES
MAY 11, 2015

My commission expires: _____

SCEDELLA A. MCATEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Property Address: 144 Grovedale Trace, Antioch, Tennessee 37013

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Edward Hana and Heba Hana

144 GROVEDALE TRACE

ANTIOCH, TN 37013

S & K File # 12-038528

Map & Parcel - 164070A09100

THIS INSTRUMENT PREPARED BY:
E.Rodrigues
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Memphis, TN 38117
(901)767-5566