[WARRANTY DEED IN LIEU OF FORECLOSURE]

PREPARED BY AND RETURN TO:
S. DeGraffenreaid
Law Offices of Shapiro & Kirsch, LLP
Serving Arkansas & Tennessee
555 Perkins Extended, Second Floor
Memphis, TN 38117
Case No: 12-040663
MERS MIN # 100085200598457846

BILL GARRETT, Davidson County
Trans:T20120086318 DEEDWARR
Recvd: 11/13/12 10:33 4 pgs
Fees:22.00 Taxes:0.00
20121113-0104121

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Jessica Sheridan and husband Sean Sheridan (herein called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the cancellation and extinguishment of that certain Promissory Note (herein the "Note"), dated January 9, 2007, in the original principal amount of $85,900.00, executed and delivered by Grantor to First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **Federal National Mortgage Association** whose address is 14221 Dallas Parkway, Suite 100, Dallas, TX 75254 (herein the "Grantee"), all of (i) the real property (the "Land") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 63-B, Zone Lot Division of Lots 31 and 63, East Lake Subdivision, Section Three, as shown by plat of record in Book 5800, Page 217, of the Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sean Sheridan and wife Jessica Sheridan by Steven W. Parks, unmarried by Warranty Deed of record at Instrument Number 20070117-0006890, dated January 9, 2007, filed January 17, 2007, in the Register's Office of Davidson County Tennessee.

together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); together with (iv) all personal property situated in. on or about the Land and any Improvements (herein called the "Personalty").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed the same as a foreclosure or the Liens and as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto;

B. Notwithstanding the above cancellation and extinguishment of the Note and other provisions hereof, all of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of the Note, including, without implied limitation that certain Mortgage/Deed of Trust dated January 9, 2007, in favor of First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans, recorded in Instrument Number 20070117-0006891 of the Public Records of Davidson County, Tennessee, are NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which Liens shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors and assigns, and recorded in the Public Records of Davidson County, Tennessee, which Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion;

C. Neither Grantor nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Liens on one hand and title on the other be, and remain at all times SEPARATE and DISTINCT,

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interest of Grantee in the Property under the Liens and that for purposes of priority as between (i) intervening or inferior liens, claims or encumbrances on or against the Property, and (ii) the Liens, any and all rights of the Grantee to exercise its remedies of foreclosure by judicial or non judicial foreclosure of any of the Liens or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument; and

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

Current and 2012 ad valorem taxes on the Property are expressly assumed by Grantee.

EXECUTED this 30 day of October 2012

Jessica Sheridan

Jessica Sheridan

Sean Sheridan

STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jessica Sheridan and Sean Sheridan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 30th day of October, 2012

Notary Public

My Commission Expires: 10/28/2015

NOTARY PUBLIC STATE OF TEXAS
DAVID L WRIGHT
My Commission Expires
October 28, 2016

I, or we 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 **$78,194.67** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Federal National Mortgage Association, by Seterus, Inc., its attorney in Fact

By: Ray Ostlund

Title: AVP- LIQUIDATION MANAGER

Subscribed and sworn to before me this 1 day of November, 2012

Notary Public

LONA JOANN HUNT NOTARY PUBLIC DURHAM COUNTY, NC Comm. Exp. 12-17-2016.

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association, 14221 Dallas Parkway, Suite 100, Dallas, TX 75254-2916

Property Address:
3221 Lakeford Drive
Nashville, TN 37214
Map Parcel I.D. #10808016400