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 Stephen Reece, 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:

Unit 113, Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050817-0097630 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120301-0017840, 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:T20120091303 DEEDWARRSP
Recvd: 11/30/12 13:27 2 pgs
Fees:13.00 Taxes:229.40

20121130-0110042

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 15th day of November, 2012.

Robert Schneider
Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: 2-15-2016

STATE OF Tennessee
COUNTY OF Williamson

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 $62,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer Crowell
Affiant

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this the 15th day of November, 2012.

Notary Public

My commission expires: 4/16/13

Property Address: 21 Vaughns Gap Road 113 (per tax assessor), 21 Vaughns Gap Road (per deed of trust), Nashville, Tennessee 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Stephen Reece

21 Vaughns Gap Road 113
Nashville, TN 37205

S & K File # 12-038741

Map & Parcel - 129150A11300CO

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