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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 Maria Carolina Cruz Hernandez, 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 41 on the MPA of Subdivision of the B.F. Cockrill Farm, as shown by plat of record in Plat Book 161, Pages 134 and 135, of the Register's Office of Davidson County, Tennessee, beginning at the center of Leslie Street at a point 266 feet East of the Northwest corner of Lot 41, thence with the center of said street, Eastwardly 50 feet, to the Northwest corner of the property conveyed to Leslie Ivy Duke and wife, by deed from Henry Leslie Dillingham, Jr. and wife as of record in Book 2244, Page 567; thence with the Westerly line of said Duke property, Southwardly 165 feet to the Northerly margin of an alley, thence with said alley, Westwardly 50 feet; thence Northwardly, 165 feet, to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060804-0095514 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120824-0076342, 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:T20120091836 DEEDWARRSP
Recvd: 12/03/12 09:59 2 pgs
Fees:13.00 Taxes:188.70
20121203-0110606

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 28th 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 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 $51,000.00 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 30th day of November, 2012.

Notary Public

TERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/5/2014

Property Address: 5607 Leslie Avenue, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Maria Carolina Cruz Hernandez

5607 Leslie Avenue

Nashville, TN 37209

S & K File # 12-042915

Map & Parcel - 091 10 0 167.00

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