BILL GARRETT, Davidson County
Trans:T20120097031 DEEDWARRSP
Recvd: 12/19/12 12:44 2 pgs
Fees:13.00 Taxes:166.13
20121219-0116940

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 Jose Natividad Soria Chavez and Elda 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 7 on the Plan of Gregory's unrecorded re-subdivision of part of Lot Number 19 on the Map of Brandsford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, of the Register's Office for said County, and described as follows:

Beginning at a point in the South margin of Alta Loma Road, 330 feet East of the right-of-way of the L&N Railroad, at the corner of Lots 6 and 7; thence with the line between said lots, Southerly 225.5 feet to a point which is 300 feet East of said rail road right-of-way; thence Easterly 50 feet to a point; thence Northerly 225.2 feet to the South margin of Alta Loma Road; thence with the margin of the same, Westerly 55 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070724-0087717 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121018-0095497, 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

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 7th day of December, 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 $44,900.00 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 10th day of December, 2012.

Notary Public

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My commission expires: SEP 20 2016

Property Address: 202 Alta Loma Drive (Per Deed of Trust), 202 Alta Loma Road, Madison, TN 37115 (Per Assessor), Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jose Natividad Soria Chavez and Elda Hernandez

Now Owner
202 Alta Loma Drive
Madison, TN 37115

S & K File # 12-043335

Map & Parcel - 034 05 0 090.00

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566