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 Yanira Izaguirre, Marbin Izaguirre and Rafael Ajualip, 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:

Land in Davidson County, Tennessee, being Lot Number 23, and part of 24 on the Plan of Due West Valley Acres, not of record, property described in Deed Book 4156, page 225, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl and Co., dated July 7, 1983 as follows:

Beginning at a point in the northerly margin of Due West Avenue North, said point being 10 feet from the easterly margin of Lot No. 23; thence north 357.5 feet to a point; thence westerly 10 feet to a point; thence northerly 142.5 feet to a point; thence westerly 93.7 feet to a point; thence southerly 500 feet to a point, said point being the northerly margin of Due West Avenue North; thence 103.7 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050914-0110739 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20131010-0106463, 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:T20130106394 DEEDWARRSP
Recvd: 12/23/13 10:30 2 pgs
Fees:13.00 Taxes:185.00
20131223-0129118

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 13th day of December, 2013.

Notary Public

DOROTHY A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN

My Comm. Expires November 14, 2015

My commission expires:_____

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 $50,000.00 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 18th day of December, 2013.

Notary Public

SCEDELLA A. MCATEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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

My commission expires: MY COMMISSION EXPIRES MAY 11, 2015

Property Address: 906 Due West Ave, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Yanira Izaguirre, Marbin Izaguirre and Rafael Ajualip

906 Due West Ave.
Madison, TN.
37115

S & K File # 13-054128

Map & Parcel - 05101001700

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