Record 1st

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 Robert Vincent, 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:

Being Lot Number 50, Section "A" on the Plan of E.I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said county, described as follows:

Beginning at a point in the easterly margin of Lawrence Street, common corner of Lots Number 50 and 51; thence with the line between said two lots easterly 92.0 feet; thence with the line between Lots 50 and 45 northerly 71.7 feet to a point in the southerly margin of Fourth Street; thence with said margin westerly 81.9 feet; thence around a curve southwesterly 15.8 feet to a point in the easterly margin of said Lawrence Street; thence with said margin southerly 61.6 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20090429-0038733 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130517-0049772, 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.

BILL GARRETT, Davidson County
Trans:T20140002482 DEEDWARRSP
Recvd: 01/13/14 10:35 2 pgs
Fees:13.00 Taxes:264.55
20140113-0003112

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Scedella McAtee

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 3rd day of January, 2014.

Robert Schneider
Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My commission expires: 2-15-2016

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 $71,500.00 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 6th day of January, 2014.

Robert Schneider
Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My commission expires: 2-15-2016

Property Address: 401 Lawrence St, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Vincent
401 Lawrence St.
Old Hickory, TN 37138

S & K File # 13-049636

Map & Parcel - 04411011500

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