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 Karen Nguyen, 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:

See Exhibit "A"

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060321-0032096 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20131125-0121063, 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:T20140006343 DEEDWARRSP
Recvd: 01/28/14 10:52 3 pgs
Fees:18.00 Taxes:260.85
20140128-0007647

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 24th day of January, 2014.

Sonja Whittle
Notary Public

SONJA WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
My commission expires: **OCTOBER 21, 2017**

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 $70,500.00 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 24th day of January 2014.

Sonja Whittle
Notary Public

SONJA WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
OCTOBER 21, 2017
My commission expires:_____

Property Address: 1800 Hailey Ave, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Karen Nguyen
1800 Hailey Ave.
Nashville, TN
37218

S & K File # 13-054868

Map & Parcel - 081 01 0 038.00

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

Exhibit "A"

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

Tract 1: Being the Southwesterly part of Lot Number 62 on the Map of Haley's Subdivision of part of Block Number 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being Lot Numbers 1, 2, and 3 of Block "A" on an unregistered Plan of Haley's Subdivision of part of Block Number 5 in G.T. Sheegog's Subdivision of Bordeaux.

According to said unregistered Plan, said Lot Numbers 1, 2 and 3 front together 90 feet on the Southeasterly side of Haley Avenue and run back 176.4 feet on the Northeasterly line and 180 feet on the Southwesterly line with the Northeasterly margin of Doak Avenue, to a dead line, measuring 90 feet thereon.

Tract 2: Being a small triangular portion of the Southerly part of the Northerly 25 feet of Lot Number 62 on the Plan of Hailey's Subdivision of part of Block Number 5 G.T. Sheegog's Subdivision of record in Book 547, Page 155, Register's Office for said County, and also being a small triangular portion of the Southerly part of Lot Number 4 on an unrecorded plan of a re-subdivision of certain Lots in G.T. Sheegog's Subdivision of record in Book 547, Page 115, said Register's Office, as prepared by James A. Hamilton, Jr., Surveyor, December 26, 1947; the said triangular portion being further described as follows:

Beginning at a point 25 feet Southerly from the Northerly line of Lot Number 62 on the G.T. Sheegog's Subdivision, said point being the Southeast corner of the property conveyed to Nathan Wall and wife, of record in Book 2139, Page 509, said Register's Office; thence, Northerly along the dividing line between Lot Number 31 and 62 on said Plan, 3.5 feet to a point; thence in a Northwesterly direction and at an angle bearing to the West 160 feet, more or less, to a point in the Northerly line of the property conveyed to Nathan Wall and wife, said point being the point at which the line would converge with the said Northerly line of the property conveyed to Nathan Wall and wife, of record in Book 2139, Page 509, to the point of beginning.

Property Address is alternately listed as 1800 Hailey Avenue, Nashville, TN 37218 or as 1800 Haley Avenue, Nashville, TN 37218.