(2)

BILL GARRETT, Davidson County
Trans:T20090040296 DEEDWARR
Recvd: 06/17/09 10:32 3 pgs
Fees:18.00 Taxes:227.55
20090617-0056269

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2698
4005429363
A0901SC

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of April, 2009, by Federal National Mortgage Association ("Fannie Mae"), Grantor, by Wilson & Associates PLLC, its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jeffrey L Hoover, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Chase Home Finance, L.L.C. by Trustee's Deed dated February 4, 2009, filed February 11, 2009 as Instrument No. 20090211-0012159 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Quit Claim Deed filed 6/17/09 as Instrument Number 20090617-0056268 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 944 Chickasaw Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Federal National Mortgage Association (Fannie Mae) by and through its Attorney in Fact, Wilson & Associates PLLC

POA recorded instrument # 20090520-0046582 .

BY: _____
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
County of Pulaski)ss.

On this day before me, a Notary Public, personally appeared Randall S. Bueter, to me personally well-known, who acknowledged that he/she is the Partner of Wilson & Associates PLLC, a corporation, as attorney-in-fact for Federal National Mortgage Association, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 29 **day of** April, 2009.

_____
Notary Public

My commission expires:

ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

_____
(Seal)

State of Tennessee

County of Williamson)ss.

I, or we, 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, $ 61,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 11th **day of** June, 2009.

Notary Public

My commission expires:

1/7/2013

(Seal)

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property owner and party responsible for payment of taxes:
Jeffrey L Hoover

New owner

Map No. 07209003800

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211