Return To:
Partners Title
5214 Maryland Way #208
Brentwood, Tn 37027

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2971
1702053112
A08M7191

BILL GARRETT, Davidson County
Trans:T20090040444 DEEDWARR
Recvd: 06/17/09 14:05 3 pgs
Fees:18.00 Taxes:583.49
20090617-0056414

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of May, 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 Davy D. Donaldson and Taneka E. Donaldson, Grantees, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE FINAL PLAT OF LONG HUNTER CHASE, AS RESIDENTIAL PLANNED UNIT DEVELOPMENT, PHASE I, SECTION II OF RECORD IN PLAT BOOK 9700, PAGE 638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY TRUSTEE'S DEED FILED OCTOBER 29, 2008 AS INSTRUMENT NO. 20081029-0107739 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 6609 Ascot Drive, Antioch, TN 37013.

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 Grantees and unto their 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 as Instrument No. 20090520-0046582

BY: RS Bueter

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 18 **day of May, 2009.**

Erica Y. Sorrells

Notary Public

My commission expires:

10/18/15

(Seal)

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

State of Tennessee
)ss.
County of Davidson

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, $ 152,200.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Davy Donaldson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 29th **day of** May, 2009.

Cheryl M. Rodgers
Notary Public

My commission expires:

1-24-2012
(Seal)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Property owner and party responsible for payment of taxes:
~~Davy D. Donaldson~~
Davy D. Donaldson
6609 Ascot Dr
Antioch, TN 37013

Send TAX To:
US Bank, NA
4801 Frederica Street
Owensboro, KY 42301

New owner

Map No. 151090A08800CO

Return to:

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