Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2881
4005429361
A0903SJ

BILL GARRETT, Davidson County
Trans:T20090043727 DEEDWARR
Recvd: 06/30/09 13:51 3 pgs
Fees:18.00 Taxes:140.98
20090630-0060896

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21ST 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 Elizabeth Breeding, an unmarried woman, and Brenda Breeding, an unmarried woman, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 18 and 19, on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract, as shown on plat of record in Plat Book 421, Page 52, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby for a more particular description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated February 11, 2009 filed February 17, 2009 as Instrument No. 20090217-0013003 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 624 North 9th Street, Nashville, TN 37206.

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 Instrument Number: 20090520 - 0041582

BY: _____

Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
County of Pulaski

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 21 **day of** April, 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 WILLIAMSON

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, $38,102.00, 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 29TH day of June, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Elizabeth Breeding and Brenda Breeding
624 North 9th Street
Nashville, TN 37206

Map No. 082-08-0-078.00 & 082-08-0-079.00

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