Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3236
A090BZ9

BILL GARRETT, Davidson County
Trans:T20090052231 DEEDWARR
Recvd: 08/03/09 11:04 3 pgs
Fees:18.00 Taxes:395.90
20090803-0072365

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 6th day of July, 2009, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Peter D. Isho and Sara Ghazi, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, TN, Being Lot No. 326, on the Plan of Whispering Hills, Section II-A, of record in Plat Book 2331, page 132, Registers Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed as Instrument No. 20090521-0046642 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 615 Watsonwood Drive, Nashville, TN 37211.

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.**

**Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney-in-fact**

**POA recorded in Instrument No. 20090520-0046582**

**BY:** _____
**Ted Cummins, Supervising Attorney**

**Acknowledgment**

**State of** Tennessee
**)ss.**
**County of** Shelby

* FANNIE MAE A/K/A

**On this day before me, a Notary Public, personally appeared Ted Cummins, to me personally well-known (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Supervising Attorney of Wilson & Associates, P.L.L.C., a professional limited liability company, which is the duly authorized attorney-in-fact for* Federal National Mortgage Association, organized and existing under the laws of the United States of America, which is the within named bargainor, and that he, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained in behalf of Wilson & Associates, P.L.L.C., as attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, and acknowledged that he executed the same as the free act and deed of Fannie Mae A/K/A Federal National Mortgage Association.**

**Witness my hand and seal this** 10th **day of** July, 2009.

ELIZABETH L. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

**Notary Public**

**My commission expires:**
MY COMMISSION EXPIRES:
September 14, 2011

**(Seal)**

**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, $107,000.00, 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 31ST day of July, 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:**
**Peter D. Isho and Sara Ghazi**
**615 Watsonwood Drive**
**Nashville, TN 37211**

**Map No. 147-14-0-032.00**

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