03

Kathy Title

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3207
A090869

BILL GARRETT, Davidson County
Trans:T20090053432 DEEDWARR
Recvd: 08/06/09 08:22 3 pgs
Fees:18.00 Taxes:399.60
20090806-0073687

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of July, 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 Kenneth Boyd, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Sky View, of record in Book 2331, Pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated April 8, 2009, filed April 21, 2009 as Instrument No. 20090421-0035910 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

Commonly known as: 348 Oakview Drive, 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.

Fannie Mae a/k/a Federal National Mortgage Association by Wilson & Associates PLLC, its duly authorized attorney in fact.

POA recorded instrument number 20090520-0046582

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 14 **day of** July, 2009.

_____
Notary Public

My commission expires:

10/18/15

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, $ 108,000.00, 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 30TH day of JULY, 2009.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My commission expires:

2/11/13
(Seal)

Property owner

Kenneth Boyd
348 OAKVIEW DR.
NASHVILLE, TN 37207

PARTY RESPONSIBLE FOR TAXES:

FIRST HORIZON HOME LOANS
165 MADISON AVE., 8TH FLOOR
MEMPHIS, TN 38103

Map No. 050-16-0-020.00

Return to:

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