BILL GARRETT, Davidson County
Trans:T20090055861 DEEDWARR
Recvd: 08/17/09 09:01 3 pgs
Fees:18.00 Taxes:577.20
20090817-0076835

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3105
A090824

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of July, 2009, by 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 Paul Robert Odom and Megan Rae Odom, Grantees, the following land in Davidson County, Tennessee:

Land in the 11th Civil District of Davidson County, Tennessee being a part of the RL Alexander tract of 18.84 acres of part of the H.B. Chadwell tract, as of record in book 421, page 61, Register's Office for Davidson County, Tennessee, and according to copies of surveys made by H. Gee, surveyor, dated October 24, 1963, November 18, 1963 and February 20, 1964, as follows: Beginning at a point in the westerly margin of Howse Avenue, said point being located 1554, more or less, from the center line of Neely's Bend Road, as measure of said margin; thence with said margin of Howse Avenue, South 9 deg 16 min West 110 feet to a point; thence leaving said margin, North 80 deg 44 min west 300 feet to a point; thence North 9 deg 16 min East 110 feet to a point; thence South 80 deg 44 min East, 300 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed April 16, 2009 as Instrument No. 20090416-0034397 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 744 Howse Avenue, Madison, TN 37115.

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 as Instrument No. 20090520-0046582

BY: _____
Ted Cummins, Supervising Attorney

Acknowledgment

State of Tennessee
)ss.
County of Shelby

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 Fannie Mae A/K/A 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 7 **day of** July, 2009.

_____
Notary Public

My commission expires: 02/23/10

_____
(Seal)

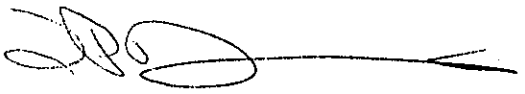
ERIC FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

State of TENNESSEE

)ss.

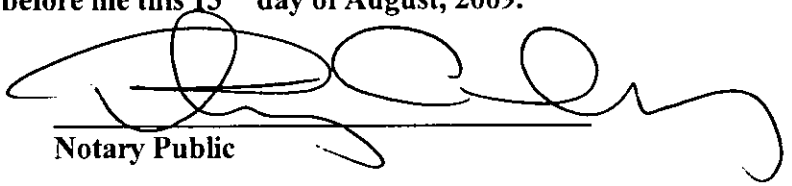
County of WILLIAMSON

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, $156,000.00, 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 13TH day of August, 2009.

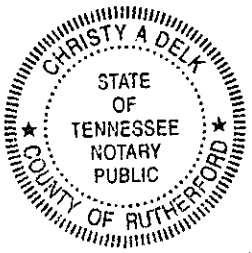


Notary Public

My commission expires:

07/16/2011

(Seal)



MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Paul Robert Odom and Megan Rae Odom
744 Howse Avenue
Madison, TN 37115

Map No. 052-06-0-103.00

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