BILL GARRETT, Davidson County
Trans:T20090055943 DEEDWARR
Recvd: 08/17/09 10:42 3 pgs
Fees:18.00 Taxes:740.00
20090817-0077008

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3493
A0906W7

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24th 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 Scott Comiskey, Grantee, the following land in Davidson County, Tennessee:

Being Lot Number 314 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed June 29, 2009 as Instrument No. 20090629-0059880 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7033 Oak Brook Terrace, Brentwood, TN 37027.

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 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 Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

POA recorded in Instrument No. 20090520-0046582

BY: RS Bueter
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 duly authorized attorney-in-fact for Federal National Mortgage Association ("Fannie Mae"), 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 24 day of July, 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 Tenn
)ss.
County of Wilson

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, $ 200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamie Crews
Grantee or Agent of Grantee

Subscribed and sworn to before me this 14 day of August, 2009.

Tabatha Edwards
Notary Public

TABATHA EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

My commission expires:

(Seal)

~~Property owner and~~ party responsible for payment of taxes:
~~Scott Comiskey~~ First Bank
10 Cadillac Way Ste 100
Brentwood Tn 37027

New owner:
Scott Comiskey
7033 Oak Brook Ter
Brentwood Tn 37027

Map No. 181 10A 132.00

Return to:

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

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122