BILL GARRETT, Davidson County
Trans:T20090056694 DEEDWARR
Recvd: 08/19/09 10:06 3 pgs
Fees:18.00 Taxes:365.93
20090819-0078013

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2809
A0902WJ

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd 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 Kenneth Woods, an unmarried person, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot 11 on the map of lands of Henry Floto, as of record in Book 421, page 147, Register's Office for said County, described partially according to a survey made by John M. Sullivan, Civil Engineer, March 5, 1959, as follows:

Beginning at a point in the center line of Marrowbone Lake of Lake Louise Road, South 52 deg. East 300 feet plus South 52 deg. 20 min. East 150 feet from the northerly corner of the property conveyed to Farris Pemberton and wife, Myrtle D. Pemberton, by Deed from W. H. Farmer and wife Effie Elizabeth Farmer, of record in Book 2741, page 616, Register's Office for said county; thence with the center line of said road, South 52 deg. 20 min. East 150 feet to a point; thence South 45 deg. West 290.5 feet to a point; thence North 52 deg. West 150 feet to a point; thence North 45 deg. East 290.5 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 2/17/09 as instrument 20090217-0012981.

Commonly known as: 6109 Marrowbone Lake Road, Joelton, TN 37080.

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, P.L.L.C., its duly authorized attorney-in-fact

POA recorded instrument number 20090520-0046582.

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of Tennessee
)ss.
County of Williamson

On this day before me, a Notary Public, personally appeared Jason Mangrum, to me personally well-known (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Partner 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 22nd **day of** July, 2009.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX 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, $98,900.00, 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 18TH day of August, 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:
Kenneth Woods
1033 Aldersgate Road
Antioch, TN 37013

Map No. 028-00-0-011.00

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