Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3148
A0908S4

Record + Return TO:
Foundation Title + Escrow
30 Burton Hills Blvd.
Ste 175
Nashville, TN 37215

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of August, 2009, by Federal National Mortgage Association ("Fannie Mae"), 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 Susan E. Borrelli, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, TN being Lot 6 on plan of BV 1776 Estates of record in Plat Book 5050, Page 76 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed April 30, 2009 as Instrument No. 20090430-0039111 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2434 Bellevue Manor Drive, Nashville, TN 37221.

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 her 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.

BILL GARRETT, Davidson County
Trans:T20090058738 DEEDWARR
Recvd: 08/27/09 10:04 3 pgs
Fees:18.00 Taxes:740.00
20090827-0080573

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor.

Federal National Mortgage Association (Fannie Mae), by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

POA recorded as Instrument No. 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 is a 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 3 day of August, 2009.

_____
Notary Public

My commission expires:

10/18/15
(Seal)

ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

State of Tennessee

County of Davidson ss.

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.

Kelly Callahan

Grantee or Agent of Grantee

Subscribed and sworn to before me this 24th **day of** August, 2009.

Melissa Butchko-Turecki

Notary Public

My commission expires:

9-15-10

(Seal)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

Property owner and party responsible for payment of taxes:
Susan E. Borrelli
2434 Bellevue Manor Drive
Nashville, TN, 37221

Map No. 128-13-0-014.00

Return to:

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