Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3359
A0902VC

After Recording return to:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090063435 DEEDWARR
Recvd: 09/16/09 13:41 3 pgs
Fees:18.00 Taxes:558.70
20090916-0086499

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th 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 Kimberley D Hire, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 479 on the plan of re-subdivision of Lots 469-482, Camden Woods, Phase III-A, as of record in Book 7900, page 642, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 3/4/09 as instrument 20090304-0019461.

Commonly known as: 1064 Tulip Grove Road, Hermitage, TN 37076.

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.

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: RS Bueter

Randall S Bueter, Partner

Acknowledgment

State of Arkansas

County of Pulaski **ss.**

On this day before me, a Notary Public, personally appeared Randall S Bueter, 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 28 **day of** July, 2009.

Erica Y. Sorrells

Notary Public

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

My commission expires:
10/18/15

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, $ 151,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holly Summers
Grantee or Agent of Grantee

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

Notary Public

My commission expires:

12-06-2011
(Seal)

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Property owner and party responsible
for payment of taxes:
Kimberley D Hire
First Tennessee Bank National Association
165 Madison Ave., 8th Floor
Memphis, TN 38103
Map No. 086-08-0A-040.00

Return to:

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