State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is 11,500.00

Affiant
Subscribed and Sworn to before me this 23rd day of July, 2009.

Notary Public
My Commission Expires: (Affix Seal) 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012

SPECIAL WARRANTY DEED

INSTUMENT PREPARED BY:
ADORNO & YOSS, LLC
6148 LEE H IGHWAY
SUITE 380
CHATTANOOGA, TN 37421

Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
CHRIS BUCKNER	114 MCARTHUR DRIVE	
DBA PHP LOT MASTERS	MADISON, TN37115	Chris Buckner
		PO BOX 751
MAP PARCEL NUMBER: 043-11-0-120.00		Joelton, TN 37080-0751

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

CHRIS BUCKNER DBA PHP LOT MASTERS

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO.1 ON THE PLAN OF ANDERSON ESTATES, AS OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF RESUBDIVISION OF LOTS NOS. 1 AND 13 OF ANDERSON ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING ON THE EASTERLY MARGIN OF MCARTHUR DRIVE AT A POINT 475.8 FEET, MORE OR LESS, SOUTH OF THE SOUTHEAST CORNER OF SAID MCARTHUR DRIVE AND DUPONT AVENUE, BEING THE CORNER. OF LOTS NOS 88 AND 89, THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 150 FEET TO THE COMMON CORNER OF LOTS NOS 12 AND 13, 88 AND 89, THENCE WITH THE LINE BETWEEN LOTS 12 AND 89 SOUTHWARD 50 FEET TO A COMMON CORNER OF LOTS NOS 11, 12, 89 AND 90; THENCE WITH THE LINE BETWEEN SAID LOTS NO. 89 AND 90 WESTWARDLY 150 FEET TO THE EASTERLY MARGIN OF MCARTHUR DRIVE, THENCE WITH SAID DRIVE NORTHWARDLY 50 FEET TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO DERIEN M. FONTENOT AND WIFE, FRAN R. FONTENOT, QUITCLAIM DEED, DATED 08/24/98, FROM DERIEN M. FONTENOT, OF RECORD IN BOOK 11099, PAGE 452, SAID REGISTER'S OFFICE.

BEING the same property conveyed to the Federal National Mortgage Association by Successor Trustee's Deed recorded March 24, 2009 in Instrument No. 20090324-0026418, Register's Office for Davidson County, Tennessee.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Purchaser takes property subject to an order for demolition or removal of structure recorded in the Davidson County records being Instrument # 20080910-0092705

BILL GARRETT, Davidson County
Trans: T20090065926 DEEDWARR
Recvd: 09/28/09 14:34 4 pgs
Fees: 23.00 Taxes: 42.55
20090928-0089948

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, FEDERAL NATIONAL MORTGAGE ASSOCIATION, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, has executed this the 23rd day of July, 2009.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FRANCES MCKINNEY
ADORNO & YOSS, LLC, ITS ATTORNEY IN FACT
Power of Attorney is Attached Hereto as Exhibit "A".

SEAL CORPORATE

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for the State of Georgia, FRANCES MCKINNEY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that she executed the within instrument on behalf of FEDERAL NATIONAL MORTGAGE ASSOCIATION, being authorized to do so, executed the foregoing instrument for the purpose therein contained and acknowledged that she executed such by virtue of a Limited Power of Attorney a copy of which is attached hereto as an Exhibit.

Witness my hand and Notarial Seal this the 23rd day of July, 2009.

Shirley M. McD

Notary Public
My Commission Expires

SHIRLEY M. McDURMONT NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA OCT. 12, 2012

Exhibit A

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Adorno & Yoss, LLC, organized under the laws of the State of Tennessee, with an office for the conduct of business at 6148 Lee Highway, Suite 380, Chattanooga, Tennessee 37421, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Tennessee and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Tennessee. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or

2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 21st day of October, 2008

FANNIE MAE

Witness

Jason Allnutt, Vice President

Witness

Attest:

Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

On this 21 day of October, 2008, before me appeared Jason Allnutt and Julie Maynard to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

M. Weakly
Notary Public

My Commission Expires: 6/9/09

MARI ANNA WEAKLY
Notary Public, State of Texas
My Commission Expires
June 10, 2009