Davidson County DEEDWARR
Recvd: 10/06/09 15:38 4 pgs
Fees:23.00 Taxes:501.35
20091006-0093150

State of Tennessee
County of WILLIAMSON

The actual consideration or value- whichever is Greater, is $135,500.00

Affiant

Subscribed and Sworn to before me this 30th day of September, 2009.

Notary Public

My Commission Expires: MAR 10 2012

(Affix Seal)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
JENNIFER ZELLNER 3008 CLAYMILLE BLVD NASHVILLE, TN37207	3008 CLAYMILLE BLVD NASHVILLE, TN37207	PRIMELENDING, A PLAINSCAPITAL COMPANY 18111 PRESTON RD, SUITE 900 DALLAS, TX 75252

MAP PARCEL NUMBER: 05908020200

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

JENNIFER ZELLNER

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 DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Claymille Station Phase III, of record as Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from EVERETT L. HIXSON JR., AS SUCCESSOR TRUSTEE, of record as Instrument No. 20090324-0026421, dated March 17, 2009, said Register's Office.

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 30th day of September, 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".

CORPORATE SEAL

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 30th day of September, 2009.

Notary Public
My Commission Expires:

TIM CONLON NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES GEORGIA JANUARY 9 2012

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PREPARED BY
ADORNO & YOSS
6140 LEE HWY., STE380
CHATTANOOGA, TN 37421

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.

BILL GARRETT, Davidson County
Trans:T20090048686 POA
Recvd: 07/20/09 10:47 2 pgs
Fees:12.00 Taxes:0.00
20090720-0067659

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

