Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3116
A0908BP

BILL GARRETT, Davidson County
Trans:T20090070788 DEEDWARR
Recvd: 10/19/09 09:13 3 pgs
Fees:18.00 Taxes:323.75
20091019-0096253

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of October, 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 Eileen Ann O'Brien, Grantee, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 9B, Zone Lot Division of Clunan Heights, Section 2, as of record in book 6250, Page 362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof. [Now referred to as Bella Cove by Declaration of Covenants files as instrument number 20050502-004837.
>
> Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed April 23, 2009 as Instrument No. 20090423-0036962, Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 7772 Sawyer Brown Road, 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.

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: _____
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, who acknowledged that he/she is a Partner of Wilson & Associates, PLLC, a corporation, as 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 7th **day of October, 2009.**

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of TENNESSEE

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, $87,500.00, 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 16th day of October, 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:
Eileen Ann O'Brien
8525 Newsom Station Road
Nashville, TN 37221

Map No. 128-11-0-049.00

Return to:

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