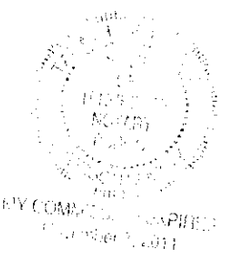
State of Tennessee
County of

The actual consideration or value- whichever is
Greater is $122,000.00

Affiant

Subscribed and Sworn to before me this 19 day of October, 2009.

Notary Public
My Commission Expires: (Affix Seal)



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:
BILLY R. REDMON ASHLEY M. REDMON	→	564 AUGUSTA DRIVE HERMITAGE, TN37076	BILLY R. REDMON 564 AUGUSTA DRIVE HERMITAGE, TN 37076

MAP PARCEL NUMBER: 0750809200

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

BILLY R. REDMON and ASHLEY M. REDMON

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:

BEING LOT NO. 391 SECTION SIX, TULIP GROVE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4460 PAGE 19, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT IS HEREBY AMDE FOR AND MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED BY SUCCESSOR TRUSTEE'S DEED FROM EVERETT L. HIXSON, JR., SUCCESSOR TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AS RECORDED ON THE 23RD DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080423-0041382 AND WARRANTY DEED FROM KENNETH M. HAYES AND KERRIE J. DILL, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TO FREDERICK EBERHART, MARRED AS RECORDED ON THE 2ND DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070402-0038815, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND MORE PARTICULARLY DESCRIBED AS 564 AUGUSTA DRIVE, HERMITAGE, TN 37076

BILL GARRETT, Davidson County
Trans:T20090075278 DEEDWARR
Recvd: 11/04/09 10:46 4 pgs
Fees:23.00 Taxes:451.40
20091104-0101904

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 19 day of October, 2009

CORPORATE SEAL

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".

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 19 day of October, 2009.

Notary Public
My Commission Expires

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

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

POA Already Recorded

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
[redacted]
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

Witness

Witness

FANNIE MAE

Jason Allnutt, Vice President

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

