Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. RW-09-1520

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3487
A090GWL

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 Deborah Carney, Grantee, the following land in Davidson County, Tennessee:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1520 on the Plan of Oakland Trace PUD of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

This conveyance is made subject to the following:

(1) All matters appearing on the Plan of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee

(2)Declaration of Covenants, Conditions and Restrictions of record in Book 6840, Page 637, as amended in Instrument Number 20010629-0069331, said Register's Office.

(3) By-Laws of record in Book 6840, Page 647, said Register's Office

(4) Storm Water Detention Agreement of record in Book 6537, Page 774, said Register's Office.

(5) Quitclaim Deed for common area of record in Book 6859, Page 183, said Register's Office.

(6) Charter of record in Book 6563, Page 611, said Register's Office.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed June 25, 2009 as Instrument No. 20090625-0059012 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1520 Lewis Road, Madison, TN 37115.

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.

BILL GARRETT, Davidson County
Trans:T20090075861 DEEDWARR
Recvd: 11/06/09 10:14 3 pgs
Fees:18.00 Taxes:370.00
20091106-0102747

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 Davidson

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, $ 100,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Candace Goodman
Grantee or Agent of Grantee

Subscribed and sworn to before me this 29th **day of** October, 2009.

Amanda Vaughn
Notary Public

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My commission expires:

01/07/2013
(Seal)

Property owner and party responsible for payment of taxes:
Deborah Carney
1520 Lewis Road
Madison, TN, 37115

Map No. 051 10 0A 102.00

Return to:

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