Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4105
A08K398

Davidson County DEEDWARR
Recvd: 12/04/09 15:01 4 pgs
Fees:23.00 Taxes:406.63
20091204-0111337

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11TH day of November, 2009, by Federal National Mortgage Association (Fannie Mae), Grantor, by Wilson & Associates, PLLC, its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Heyler Libaniel Duarte-Garcia, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 185 on the Condominium Site Plan of River Glen, a planned unit development, Phase IV, Section 2, of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed Federal National Mortgage Association by Trustee's Deed filed October 10, 2008 as Instrument No. 20081010-0102798 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3042 Penn Meade Way, Nashville, TN 37214.

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 his 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 on the day and year first above written.

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 is a Partner of Wilson & Associates, PLLC, a corporation, as attorney-in-fact for Federal National Mortgage Association, 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 11th **day of November, 2009.**

_____
Notary Public

My commission expires:

7/16/11

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

State of Tennessee
)ss.
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, $ 109,900.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Jennifer C Cobb

Grantee or Agent of Grantee

Subscribed and sworn to before me this 4th **day of** DECEMBER, 2009.

Mary J Rucker

Notary Public

My commission expires: MAR 1 0 2012

(Seal)

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

Property owner and party responsible for payment of taxes:
Heyler Libaniel Duarte-Garcia
3042 Penn Meade Way
Nashville, TN, 37214

Map No. 052-13-0B-147.00

Return to:

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

Send Tax Bill to:
PEOPLES HOME EQUITY INC
213 WARD CIRCLE, SUITE 201
BRENTWOOD, TN 37027

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