Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3672
A090CJ1

BILL GARRETT, Davidson County
Trans:T20090082514 DEEDWARRSP
Recvd: 12/07/09 10:44 3 pgs
Fees:18.00 Taxes:499.50
20091207-0111591

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd 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 Elaina B. Hall* and Matthew A. Greer,* Grantees, the following land in Davidson County, Tennessee:

*both unmarried

Land in Davidson County, Tennessee, being Lot 816, Plan of Hermitage Hills, Section Seven, as shown on plat of record in Plat Book 3300, Pages 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to the within named grantors by Deed recorded simultaneously herewith in Instrument No. 20070405-0041252.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed June 4, 2009 and recorded as Instrument No. 20090604-0052024 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7020 Bonnamere Drive, Hermitage, TN 37076.

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 Grantees and unto their 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: RS/Bueter
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
County of Pulaski

On this day before me, a Notary Public, personally appeared Randall S. Bueter, to me personally well-known, who acknowledged that he is a Partner of Wilson & Associates, PLLC, a corporation, as duly authorized attorney-in-fact for Federal National Mortgage Association ("Fannie Mae"), a corporation, and that he, 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 3 day of November, 2009.

Erica Y Sorrells
Notary Public

My commission expires:

3rd
(Seal)

ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

State of Tennessee

County of Robertson

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, $ 135,000 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Jacquelyn M Moore
Grantee or Agent of Grantee

Subscribed and sworn to before me this 20th **day of** November, 2009.

Katherine Lee
Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

My commission expires:

9/26/11
(Seal)

Property owner and party responsible for payment of taxes:
Elaina B. Hall
7020 Bonnamere Drive
Hermitage, TN 37076

Map No. 074-08-0-027.00

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