Record & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4278
A0912C1

BILL GARRETT, Davidson County
Trans:T20090082514 DEEDWARRSP
Recvd: 12/07/09 10:46 3 pgs
Fees:18.00 Taxes:166.50
20091207-0111593

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd 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 Robert E. Marshall, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 17 of Block A on the Revised Plan of Myatt-Eagan Subdivision of Lot Number 8 and part of Lot Number 9 of Anderson Estates, of record in Book 1424, Page 107, Register's Office for said County, Said Lot Number 17 fronts 55 feet on the Easterly side of Eagan Circle and extends back 107 feet on the Northerly line and 117.2 feet on the Southerly line, to a dead line in the rear, on which it measures 54.36 feet.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed October 28, 2009 as Instrument No. 20091028-0099694 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 126 Eagan Circle, 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 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.

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: _____
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/she 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/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 23rd **day of** November, 2009.

_____
Notary Public

JENNIFER MEGAN SKARDA
MY COMMISSION # 12366521
EXPIRES: June 10, 2018
Pulaski County

My commission expires:

6/10/18
(Seal)

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, $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dikki Kemp

Grantee or Agent of Grantee

Subscribed and sworn to before me this 30th **day of** November, 2009.

Jacquelyn M. Moore

Notary Public

JACQUELYN M. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:

6/18/2012

(Seal)

Property owner and party responsible for payment of taxes:
Robert E. Marshall
126 Eagan Circle
Madison, TN, 37115

Map No. 043-12-0-042.00

Return to:

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