07

REALTY TITLE

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3885
A090LDW

BILL GARRETT, Davidson County
Trans:T20090087830 DEEDWARRSP
Recvd: 12/31/09 09:49 3 pgs
Fees:18.00 Taxes:1572.50
20091231-0118804

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of December, 2009, by Federal National Mortgage Association (Fannie Mae), Grantor, by its duly authorized attorney in fact, Wilson and Associates, PLLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Randall O. Ratliff, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 416, Morgan Park Place Condominiums, as established under Master Deed of record in Instrument 20050831-0104621, amended at Instruments 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0030744, 20070724-0087901 and 20071010-0120740, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Federal National Mortgage by Trustee's Deed recorded 7/16/09 as Instrument No. 20090716-0066525.

Commonly known as: 416 Van Buren Street, Nashville, TN 37208.

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
)s.
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 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 16 **day of December, 2009.**

_____
Notary Public

My commission expires:

10/18/15
(Seal)

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

State of TENNESSEE

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, $ 425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 29TH day of DECEMBER, 2009.

Notary Public

My commission expires:

11-7-2012

(Seal)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property owner and party responsible for payment of taxes:
Randall O. Ratliff
~~416 Van Buren Street~~
~~Nashville, TN 37208~~
P. O. BOX 281677
NASHVILLE, TN 37228

Map No. 082 090 J 416.00

~~Return to:~~
~~Associates Closing & Title~~
~~1321 Merrill Drive, Suite D-220~~
~~Little Rock, AR 72211~~

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067