Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4520
A091380 / 1701383748

Davidson County DEEDWARRSP
Recvd: 01/04/10 13:18 3 pgs
Fees:18.00 Taxes:1006.03
20100104-0000340

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of December, 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 Ronald Brown, unmarried, Grantee, the following land in Davidson County, Tennessee:

Being Lot Number 84 on the Plan of Still Spring Hollow Subdivision, Section 2, Phase 1, of record in Instrument Number 20031111-0164936 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed November 6, 2009 as Instrument No. 20091106-0102643 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 109 Zuric Court, Nashville, TN 37221.

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,

BY: _____
Randall S. Bueter, Partner

POA 20090520-0046582

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 the Partner of Wilson & Associates, P.L.L.C., 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 18 **day of December, 2009.**

_____
Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

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, $ 271,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer C. Cole
Grantee or Agent of Grantee

Subscribed and sworn to before me this 4th **day of** January, 2010.

Maxine J. Rucker
Notary Public

My commission expires:
MAR 10 2012
(Seal)

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

Property owner and party responsible for payment of taxes:
Ronald Brown
109 Zuric Court
Nashvulle, TN 37221

SEND TAX BILL TO:
MALCAP MORTGAGE
115 EAST PARK DRIVE, SUITE 200
BRENTWOOD, TN 37027

Map No. 128-15-0-A-083.00

Return to:

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

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.

Jennifer Chandler Cole
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.

Maxine J. Rucker
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