BILL GARRETT, Davidson County
Trans:T20100001195 DEEDWARRSP
Recvd: 01/07/10 09:20 3 pgs
Fees:18.00 Taxes:545.75
20100107-0001382

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2963
A0902HD

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th 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 Stephen Atnip, a single man, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of Land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Lot No. 460, Unit 2, Buchanan Street Townhomes, by Master Deed of record in Instrument # 20060524-0060916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed 02/10/09 as Instrument No. 20090210-0011386 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1801 A 6th Avenue North, 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 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 (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 10th **day of** November, 2009.

_____
Notary Public

My commission expires:

7/16/11
(Seal)

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, $147,500.00, 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 6th day of January, 2010.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Stephen Atnip
1801 A 6th Avenue North
Nashville, TN, 37208

Map No. 081-08-0B-002.00

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