BILL GARRETT, Davidson County
Trans:T20100004379 DEEDWARRSP
Recvd: 01/22/10 11:15 3 pgs
Fees:18.00 Taxes:381.10
20100122-0005688

6

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4227
A090WWL 1702187549

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of January, 2010, 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 Long N. Nguyen and Hong Mai Thi Ha Le, Grantees, the following land in Davidson County, Tennessee:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot Number 1295, on the plan of Charlotte Park, Section 17, as of record in Plat Book 3600, pages 21 and 22, 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 September 28, 2009 as Instrument No. 20090928-0089581 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 507 Continental Drive, Nashville, TN 37209.

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 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 Instrument # 20090520-0046582

BY: _____
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
County of Pulaski **ss.**

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 4 **day of** January, 2010.

_____
Notary Public

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

My commission expires:

10/18/15

(Seal)

State of Tennessee
)ss.
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, $ 103,000.00 , 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 15th day of January , 2010 .

Notary Public I. Dyke Tatum

My commission expires:

5/6/2013
(Seal)

Property owner and party responsible for payment of taxes:
Long N. Nguyen and Hong Mai Thi Ha Le
507 Continental Drive
Nashville, TN 37209

Map No. 102-03-0-071.00

Return to:

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