Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4269
A090JD7

BILL GARRETT, Davidson County
Trans:T20100007098 DEEDWARRSP
Recvd: 02/04/10 11:12 3 pgs
Fees:18.00 Taxes:1054.87
20100204-0008988

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25th 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 Steven R. Lanzen and Janice S. Lanzen, husband and wife Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 12 on the Plan of First Revision of the Final Plat of Blossom Trace, as of record in Instrument No. 200109200101745 and corrected by Surveyor's Certificate of Correction in instrument No. 200110250116872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed July 13, 2009 as Instrument No. 20090713-0064857 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1229 Lilac Drive, Hermitage, TN 37076.

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 recorded as Instrument No. 20090520-0046582

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of TN
)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 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, 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 25th day of January, 2010.

_____
Notary Public

My commission expires: 10-31-2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tennessee

COUNTY OF Wilson

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, $ 285,100.00**, 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 2 **day of** February, 2010.

Notary Public

My commission expires: 1-17-12

(Seal)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

Property owner and party responsible for payment of taxes:
Steven R. Lanzen and Janice S. Lanzen
1229 Lilac Drive
Hermitage TN 37076

Map No. 075-12-0E-033.00

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