BILL GARRETT, Davidson County
Trans:T20100010596 DEEDWARRSP
Recvd: 02/23/10 09:37 3 pgs
Fees:18.00 Taxes:490.25
20100223-0013607

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3362
A0902YQ

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of December, 2009, by Federal National Mortgage Association, 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 Andrew Wilson, a single man, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Final Plat of Section One, Charleston Square Subdivision, of record in Book 4860, page 37 and 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 126.0 feet on the southwesterly margin of Charleston Drive and extends back 141.8 feet on the southeasterly line and 146.4 feet on the northwesterly line to a dead line in the rear, measuring 102.9 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed February 17, 2009 as Instrument No. 20090217-0012982 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 102 Charleston Drive, Goodlettsville, TN 37072.

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: _____
Randall S. Bueter, Partner

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 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 14 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

)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, $132,500.00, 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 22ND day of February, 2010.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Andrew Wilson
102 Charleston Drive
Goodlettsville, TN 37072

Map No. 018-11-0-034.00

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