Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4489
A091281

BILL GARRETT, Davidson County
Trans:T20100011495 DEEDWARRSP
Recvd: 02/26/10 10:59 3 pgs
Fees:18.00 Taxes:329.30
20100226-0014842

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of February, 2010, by Fannie Mae A/K/A 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 Seth E. Davis and *Kristina Davis, Clinton P. Davis and *E. Tracy Davis, Grantees, the following land in Davidson County, Tennessee: *wife, *wife,

Land in Davidson County, Tennessee, being Lot No. 2, Revision of Lots Nos. 1-4, Block I, on the plan of Hadley's Bend City, as shown on plat of record in Plat as Instrument No. 200511100136284, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 10/27/09 as instrument 20091027-0098795, Register's Office of Davidson County, Tennessee.

Commonly known as: 207 Capital Street, Old Hickory, TN 37138.

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.

Fannie Mae A/K/A Federal National Mortgage Association, 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 Fannie Mae A/K/A Federal National Mortgage Association, 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 as such officer.

Witness my hand and seal this 5th **day of February, 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 Rutherford)ss.

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, $ 89,000.00 **, 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 19th **day of** February **,** 2010 **.**

Notary Public

My commission expires:

7/11/11

(Seal)

SUSAN MAGNUSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Property owner and party responsible for payment of taxes:

Volunteer Trust Mortgage
301 S. Perimeter Park Dr.
Nashville, TN 37211

Map No. 064-05-0-110.00

Return to:

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

Return to:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086