BILL GARRETT, Davidson County
Trans:T20100011725 DEEDWARRSP
Recvd: 03/01/10 09:24 3 pgs
Fees:18.00 Taxes:673.40
20100301-0015152

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4722
A091DD9

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of February, 2010, by Federal National Mortgage Association, 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 Tyler G. R. Baker, Grantee, the following land in Davidson County, Tennessee:

A certain condominium apartment known as Unit No. 1303 of the Horizontal Property of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833, and Addendum of record as Instrument No. 20061004-0122834, Register's office for Davidson County, Tennessee, to which referenced is made for a more complete description.

eing the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 30, 2009 as Instrument No. 20091230-0110172 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 415 Church Street Apt. 1303, Nashville, TN 37219

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.

Fannie Mae A/K/A Federal National Mortgage Association by and through its duly authorized attorney in Fact, Wilson & Associates, P.L.L.C.

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 duly authorized attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 23 **day of February, 2010.**

_____
Notary Public

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

My commission expires:

10/18/15

(Seal)

STATE OF Tennessee

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, $ 182,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Beth Mauzy
Grantee or Agent of Grantee

Subscribed and sworn to before me this 26th **day of** February, 2010.

Lauren M Rickels
Notary Public

My commission expires:

12-10-2012
(Seal)

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

~~Property owner and~~ party responsible for payment of taxes:
~~**Tyler G. R. Baker**~~ Magna Bank
6525 Quail Hollow Ste 300
Memphis, TN 38120

New owner:
Tyler G. R. Baker
415 Church St Apt 1303
Nashville TN 37219

Parcel # 093-06-1-J-050.00

Return to:

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