BILL GARRETT, Davidson County
Trans:T20100011882 DEEDWARRSP
Recvd: 03/01/10 12:34 3 pgs
Fees:18.00 Taxes:592.00
20100301-0015359

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4645
A091C2M

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 Mekdess Tura, Grantee, the following land in Davidson County, Tennessee:

Being Lot Number 85 Berkeley Hall, Phase Five, Section One, of Hickory Highlands PUD, according to survey and plat of same appearing of record in Instrument Number 200501250008851, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot as corrected by surveyor's certificate of correction of record in Instrument No. 20050223-0019584.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed filed January 7, 2010, in Instrument Number 20100107-0001363, Register's Office for Davidson County, Tennessee.

Commonly known as: 117 Took Drive, Antioch, TN 37013.

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 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

BY: _____

Jason Mangrum, Partner

POA 20090520-0046582

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/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 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 TN

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, $ 160,000.00 **, 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 16th **day of** February, 2010.

Notary Public

My commission expires: 7/16/11

(Seal)

HEATHER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Property owner and party responsible for payment of taxes:
Mekdess Tura
117 Tooh Dr.
Antioch, TN 37013

Map No. 163-02-0B-046.00

Return to:

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