BILL GARRETT, Davidson County
Trans:T20100013890 DEEDWARRSP
Recvd: 03/09/10 09:36 3 pgs
Fees:18.00 Taxes:693.75
20100309-0017968

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4917
A1005BH

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of February, 2010, by Fannie Mae A/KA Federal National Mortgage Association, 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 Wade L. Jones, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 158 on the map of Williams addition to Edgefield, now East Nashville, as of record in Book 21, page 60, Register's Office for said County.

Said Lot No. 158 fronts 50 feet on the South side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed February 1, 2010 as Instrument No. 20100201-0007536 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 626 Shelby Avenue, Nashville, TN 37206.

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.

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

My commission expires:

10/18/15
(Seal)

STATE OF ARKANSAS NOTARY PUBLIC
ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

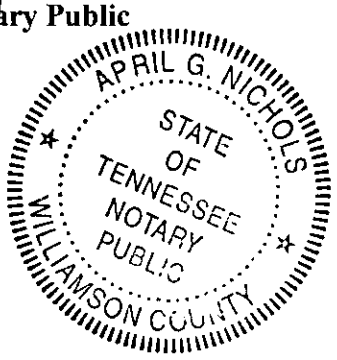
State of Tennessee
)ss.
County of Williamson

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, $187,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jan Nichols
Grantee or Agent of Grantee

Subscribed and sworn to before me this 2 **day of** March, 2010.

April G Nichols
Notary Public



My commission expires: 6-12-11

(Seal)

Property owner and party responsible for payment of taxes:
Wade L. Jones
626 Shelby Avenue
Nashville, TN 37206

Map No. 093-04-0-041.00

Return to:

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