Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3650
A090L72

BILL GARRETT, Davidson County
Trans:T20100014715 DEEDWARRSP
Recvd: 03/12/10 09:26 3 pgs
Fees:18.00 Taxes:652.68
20100312-0018904

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th 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 John Richards a single person, Grantee, the following land in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, described as follows. To-wit:

Being Lot No. 99 on the Plan of McCrory Trace Estates, of record in Book 6900, page 720 through 723 (inclusive), amended in Surveyor's Instrument of Correction in Book 7825, page 429, Register's Office for said County.

Said Lot No. 99 fronts 95.00 feet on the southerly margin of Indian Hills Drive and extends back 120.00 feet on the northwesterly line and 100.00 feet on the southwesterly line to a dead line in the rear, measuring 51.00 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed July 20, 2009 as Instrument No. 20090720-0067993 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 8460 Indian Hills Drive, Nashville, TN 37221.

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 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 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 18th 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

)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, $ 174,460 **, 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 10th **day of** March, 2010.

Notary Public

My commission expires: 10/31/2011

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Property owner and party responsible for payment of taxes:
John Richards
8460 Indian Hills Drive
Nashville, TN, 37221

Map No. 155 10 0A 096.00

Return to:

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