Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5061
A1009LX

BILL GARRETT, Davidson County
Trans:T20100019401 DEEDWARRSP
Recvd: 04/05/10 11:08 3 pgs
Fees:18.00 Taxes:514.30
20100405-0024903

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25th day of March , 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 Nestor S. Ilagan, Grantee, the following land in Davidson County, Tennessee:

Being Unit/Lot 136 on the Plan of West Park Phase 3 of record in Instrument # 20060202-0012968 amended by Exhibit A, of Declaration of Covenants, Conditions and Restrictions of record in Instrument # 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded in Instrument Number 20100301-0015031, Register's Office of Davidson County, Tennessee.

Commonly known as: 7277 Charlotte Pike Unit 325, Nashville, TN 37209.

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 Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

POA recorded as Instrument Number 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 17 day of March, 2010.

_____
Notary Public

My commission expires:

10/13/15
(Seal)

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

State of TN

County of Wilson

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, $139,000.00, 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 25 day of March, 2010.

Notary Public

My commission expires:

6/30/10

(Seal)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Property owner and party responsible for payment of taxes:
Nestor S. Ilagan
7277 Charlotte Pike Unit 325
Nashville, TN, 37209

Map No. 114 08 0C 140.00

Return to:

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