Box 13
#15628

BILL GARRETT, Davidson County
Trans:T20100019419 DEEDWARRSP
Recvd: 04/05/10 11:34 3 pgs
Fees:18.00 Taxes:129.50
20100405-0025002

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5176
A100C2P

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of March, 2010, by Federal National Mortgage Association (Fannie Mae), Grantor, by its duly authorized attorney in fact, Wilson & Associates, PLLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jeanine Hines* Grantee, the following land in Davidson County, Tennessee:

*and Jeanie Johnson and husband, Ronald C. Smith

Land in Davidson County, Tennessee, being Lot Number 41, Block A, on the Plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed March 8, 2010 as Instrument No. 20100308-0017368 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 160 Harrington Avenue, Madison, TN 37115.

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 her 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

POA recorded instrument # 20090520-0046582

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of Tennessee
)ss.
County of Williamson

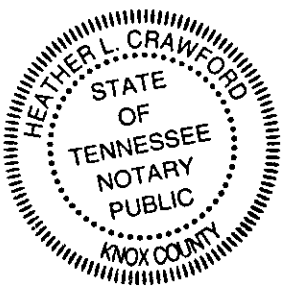
On this day before me, a Notary Public, personally appeared Jason Mangrum, to me personally well-known, who acknowledged that he is the Partner of Wilson & Associates, PLLC, a corporation, as attorney-in-fact for Federal National Mortgage Association (Fannie Mae), a corporation, and that he, as such 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 as such officer.

Witness my hand and seal this 23rd day of March, 2010.

_____
Notary Public

My commission expires: 10-31-2011

_____
(Seal)



State of Tennessee
)ss.
County of Davidson

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, $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LaTeen Meadows
Affiant

Subscribed and sworn to before me this 26th day of March, 2010

Notary Public

My commission expires:
1-21-2013
(Seal)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property owner and party responsible for payment of taxes:
Jeanine Hines
6449 River Place Drive
Nashville TN
37221

Map No. 052 01 0 079.00

Return to:

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