BOX 13
15530

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4329
A091389

BILL GARRETT, Davidson County
Trans:T20100023302 DEEDWARRSP
Recvd: 04/20/10 10:34 3 pgs
Fees:18.00 Taxes:251.60
20100420-0029681

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th 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 Sarah E. Drenske, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40 and 41, of record in Plat Book 3106, page(s) 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed November 6, 2009 as Instrument No. 20091106-0102645 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6404 Frisco Avenue, 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 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.

This instrument is executed on behalf of Fannie Mae a.k.a. Federal National Mortgage Association by Wilson & Associates a.k.a. Wilson & Associates, PLLC as its Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090520-0046582, in the Register's Office for Davidson County, Tennessee.

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,

BY: RS/Bueter

Randáll S. Bueter, Partner

POA 20090520 - 0046582

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, 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 29 day of March, 2010.

Erica Y. Sorrells

Notary Public

My commission expires:

10/18/15

(Seal)

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

State of Tennessee

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, $ 68,000.00, 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 12 day of April, 2010.

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

My commission expires:

1-21-2013

(Seal)

Address of New
Property owner ~~and party responsible for payment of taxes~~:
Sarah E. Drenske
6404 Frisco Ave.
Nashville, TN 37209

Map No. 090 08 0 046.00

Send Tax Bills To:
Wells Fargo Bank, N.A.
P.O. Box 5708
Springfield, OH 45501

Return to:

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