BILL GARRETT, Davidson County
Trans:T20100023455 DEEDWARRSP
Recvd: 04/20/10 14:57 3 pgs
Fees:18.00 Taxes:360.75
20100420-0029867

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4528
A090VVC

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30TH day of 2010, by Federal National Mortgage Association a/k/a Fannie Mae, Grantor, by its duly authorized attorney in fact, Wilson & Associates, P.L.L.C.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to William L. James, Grantee, the following land in Davidson County, Tennessee:

A small tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a tract of 10 acres conveyed to John M. Hurt and wife, by deed from W. B. Sneed, Trustee, as of record in Book 519, page 421, Register's Office for said County, described as follows:

Beginning at a point in the center line of McGavock Pike, at the northwest corner of the tract conveyed to Roy Verble and wife, by deed of record in Book 721, page 283, said Register's Office, said point being 130 feet north of a point in the center of said road that is west of and opposite the northwest corner of Lot Number 2 on the Map of Hargis Heights Subdivision, as of record in Plan Book 974, page 82, Register' Office, thence with the center line of said pike, north 5 degrees east 101 feet to the southwest corner of the George F. Moffat Tract; thence with Moffat's south line, south 85 degrees east 689 feet more or less to a point in the line of the land conveyed to Gertrude A. Carter, by deed of record in Book 1339, page 83, said Register's Office; thence with Carter's Line, south 5 degrees west 100 feet more or less to the northeast corner of the Verble land above mentioned; thence with their north line, north 85 degrees west 689 feet, more or less to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 9/17/09 as instrument 20090917-0086866.

Commonly known as: 109 McGavock Pike, Nashville, TN 37214.

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 No. 20090520-0046582

BY: _____
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
County of Pulaski

*Fannie Mae A/K/A

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 *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 30 day of March, 2010.

_____
Notary Public

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

My commission expires:

10/18/15
(Seal)

STATE OF Tennessee

~~**WILLIAMSON**~~ Smith County

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, $ 97,500.00 **, 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 15th **day of** April, 2010.

Violet R Thornton

Notary Public

VIOLET R. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My commission expires:

(Seal)

My Commission Expires: 11/15/10

Property owner and party responsible for payment of taxes:
William L. James
109 McGavock Pike
Nashville, TN 37214

Map No. 084-16-0-029.00

Return to:

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