BILL GARRETT, Davidson County
Trans:T20100023927 DEEDWARRSP
Recvd: 04/22/10 10:59 3 pgs
Fees:18.00 Taxes:273.80
20100422-0030438

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5002
A10069C

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22ND 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 Penny Ricks, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No, 308 on the Plan of Edge-O-Lake Subdivision, Section 14, as of record in Book 3842, page 202, Register's Office for said County, 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 recorded as Instrument Number 20100219-0012956, Register's Office of Davidson County, Tennessee.

Commonly known as: 285 Bell Road, Nashville, TN 37217.

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 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

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 22 day of March, 2010.

_____
Notary Public

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

My commission expires:

10/18/15
(Seal)

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, $74,000.00, 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 19th day of April, 2010.

Notary Public

My commission expires:

(Seal)

SHARI A. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

Property owner and party responsible for payment of taxes:
Penny Ricks
SWBC
9311 San Pedro #100
San Antonio, TX 78216
Map No. 149-04-0-235.00

Return to:

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

HIX & GRAY, PLC
1230 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238