Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212
B-NW-10-4316

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3947
A0908SQ

BILL GARRETT, Davidson County
Trans:T20100025585 DEEDWARRSP
Recvd: 04/29/10 11:28 3 pgs
Fees:18.00 Taxes:271.95
20100429-0032608

# 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 John H Drake, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, page 96, 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 for record on 5/4/09 as instrument 20090504-0040226.

Commonly known as: 4316 Ashland City Highway, Nashville, TN 37218.

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 on the day and year first above written.**

**Federal National Mortgage Association (Fannie Mae) by and through its Attorney in Fact, Wilson & Associates, P.L.L.C.**

**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)**

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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, $ 73,500.00 , 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 23rd day of April, 2010.**

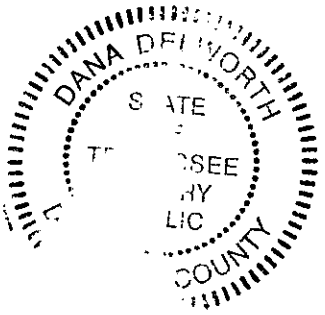
**Notary Public**

**My commission expires:**

01/07/2013

**(Seal)**




**Property owner and party responsible for payment of taxes:**
**John H Drake**
4316 Ashland City Hwy
Nashville, TN 37218

**Map No. 069-06-0-001.00**

**Return to:**

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

Send TAX BILLS to:

Regions Bank d/b/a
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244