BILL GARRETT, Davidson County
Trans:T20100027361 DEEDWARRSP
Recvd: 05/06/10 15:47 3 pgs
Fees:18.00 Taxes:640.10
20100506-0034820

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5092
A1001LK

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25th 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 Lauren Wade, Grantee, the following land in Davidson County, Tennessee:

Being Lot No.2 and the westerly part of the southerly 13. feet of the Lot No. 27 on the Plan of W.S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 on the Plan of Brownsville, as shown by plat of record in Plat Book 161, page 153, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Beginning in the easterly margin of Porter Pike at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two lots, easterly 210.0 feet more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 86.5 feet to the northeast corner of said Lot No.2 in the south line of an alley easterly 15.0 feet, more or less, to the southwest corner of part of said Lot No. 27 conveyed by J.A. Moley to Mrs. Eliza J. Redditt by deed of record in Book 561, page 108, said Register's Office; thence with her west line, northerly 13.0 feet; thence westerly parallel with the south line of said Lot No. 27, 219.5 feet, more or less, to the easterly margin of Porter Pike; thence with the margin of said Pike, southerly 100.0 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed January 14, 2010 as Instrument No. 20100114-0003598 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1105 Porter Road, Nashville, TN 37206.

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.

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, 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 25 **day of March, 2010.**

_____
Notary Public

My commission expires:

10/18/15
_____
(Seal)

STATE OF ARKANSAS NOTARY PUBLIC
ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

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, $173,000.00, 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 30TH day of APRIL, 2010.

Notary Public

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

My commission expires:

11/22/10
(Seal)

Property owner and party responsible for payment of taxes:
Lauren Wade
1105 PORTER RD
NASHVILLE, TN 37206

Map No. 083-03-0-186.00

Return to:

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