This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5033

BILL GARRETT, Davidson County
Trans:T20100028914 DEEDWARRSP
Recvd: 05/13/10 14:28 2 pgs
Fees:13.00 Taxes:545.75
20100513-0037019

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

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, is $147,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim Murray
Grantee or Agent of Grantee

Subscribed and sworn to before me this 30th day of April, 2010.

Jennifer A Hoffman
Notary Public
My Commission Expires: ~~SEPTEMBER 19~~, 2011 MY COMMISSION EXPIRES

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Saman Ahmad 1217 Canyon Ridge Ct. Antioch, TN 37013	Same as new owner	149-07-0B-035.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Saman Ahmad, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 205 on the plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805 as amended in Instrument Number 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This conveyance is subject to the following:
1) All matters appearing on the plan of record of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, Page 805, as amended in Instrument No. 20031124-0170362, Register's Office for said County.
2) Restrictions of record in Instrument Number(s) 20031002-0145846, 20031218-0180508, and 20041008-0121636, Register's Office for said County.
3) Storm Water Detention Agreement of record in Instrument Number 20030115-0006324, Register's Office for said County.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed October 15, 2009 as Instrument No. 20091015-0095360 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1217 Canyon Ridge Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 27th **day of** April **2010**.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Jason Mangrum, Partner

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Jason Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a Partner **of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 27th **day of** April **2010**.

_____
Notary Public

My commission expires: 10-31-2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY