This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5324

BILL GARRETT, Davidson County
Trans:T20100030156 DEEDWARRSP
Recvd: 05/19/10 11:59 3 pgs
Fees:18.00 Taxes:562.40
20100519-0038637

STATE OF TN)
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 $152,000.00, 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 29th day of April, 2010

Notary Public
My Commission Expires: May 21, 2011 (Seal)

DEBRA MARDIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commissi Expires May 21, 2011

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Wayne Greer and Maxie Greer 8853 McCrory Lane Nashville TN 37221	SAME	142-09-0-F-416.00

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 Wayne Greer and Maxie Greer, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION-EXHIBIT "A"

Commonly known as: 416 General George Patton Road, Nashville, TN 37221

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 their 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 22nd **day of** April **2010**.

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

BY: _____
Randall S Bueter, Partner

Certificate of Acknowledgment

State of Arkansas
County of Pulaski)**ss.**

Personally appeared before me, the undersigned Notary Public, Randall S Bueter, 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 22 **day of** April **2010**.

_____
Notary Public

My commission expires:

10/18/15
(Seal)

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

LEGAL DESCRIPTION-EXHIBIT "A"

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 416, together with the Carport designated No. 416-C, in River Plantation Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq. Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 7417, page 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Federal National Mortgage Association by Substute Trustee's Deed filed March 18, 2010 as Instrument No. 20100318-0020476 in the Register's Office for Davidson County, Tennessee.