This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5451

BILL GARRETT, Davidson County
Trans:T20100042188 DEEDWARRSP
Recvd: 07/09/10 13:54 4 pgs
Fees:23.00 Taxes:494.69
20100709-0053952

STATE OF Tennessee
COUNTY OF Robertson
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 $ 133,700.00, 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 8th day of July, 2010.

Notary Public
My Commission Expires 10/21/13
(Seal)

JENNIFER QUINN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address New Owner As Follows:
Christina S. Reckard
2318 Ridgecrest Dr.
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map-Parcel Numbers
072 08 0 142.00

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 Christina S. Reckard, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 223 on the Map of Dalewood, Section III, of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Ridgecrest Drive at the corner of Lots No. 223 and 224; thence with the line between said lots northwesterly 315.2 feet to a point; thence southwesterly 81.7 feet to a point; thence southerly 115 feet to the corner of Lots No. 223 and 222; thence with the line between said lots, southeasterly 308 feet to the margin of Ridgecrest Drive; thence with the margin of the same, northerly, around a slight curve, 100 feet to the beginning.

Being the same property conveyed to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP by Trustee's Deed recorded as Instrument Number 20100128-0007023 and being further conveyed by Quitclaim Deed to Federal National Mortgage Association as Instrument Number 20100709-0053951, Register's Office of Davidson County, Tennessee.
Pursuant to Limited Power of Attorney Attached as Exhibit A.
Commonly known as: 2318 Ridgecrest Drive, Nashville, TN 37216

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 18th day of May 2010.

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

BY: RS Mueller

Randall S. Bueter, Partner

Certificate of Acknowledgment

State of Arkansas

)ss.

County of Pulaski

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 18 day of May, 2010.

Erica Y. Sorrells

Notary Public

My commission expires:

(Seal)

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

Exhibit A attached hereto and made a part hereof the Special Warranty Deed.

PREPARED BY: FANNIE MAE
14221 Dallas Parkway
Suite 1000
Dallas, TX 75254

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Wilson & Associates, organized under the laws of the State of Arkansas, with an office for the conduct of business at 1521 Merrill Drive, Suite D-220, Little Rock, Arkansas 72211, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Tennessee and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Tennessee. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 15 day of December, 2008

Witness

Witness

FANNIE MAE

Jason Allnutt — Vice President

Attest:

Julie Maynard — Assistant Secretary

Davidson County POA
Recvd: 05/20/09 16:58 3 pgs
Fees:17.00 Taxes:0.00
20090520-0046582

I, Connie W. Bell, Montgomery County register do hereby certify that this is a true and exact copy of a POA, as appears of record in my office in OR Book 1259 Page 91

Witness my hand and seal of office this 6th day of April, 2009

CONNIE W. BELL, Register

Kimberly Wall, Deputy

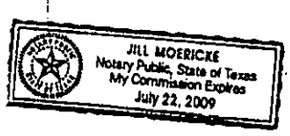
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

On this 15 day of December, 2008, before me appeared Jason Allnutt and Julie Maynard, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Jill Moericke
Notary Public

My Commission Expires: 7/22/09



Assoc

Connie W. Ball, Register
Montgomery County Tennessee

Rec #:	182652	Instrument #:	806532
Rec'd:	10.00	Recorded	
State:	0.00	1/2/2009 at	8:45 AM
Clerk:	0.00	In Volume	
EDP:	2.00		1259
Total:	12.00		Pgs 91-92