This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-7489

Davidson County DEEDWARRSP
Recvd: 01/27/11 13:10 3 pgs
Fees:18.00 Taxes:251.23
20110127-0007583

STATE OF Tennessee)
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, is $67,900.00, 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 25 day of Jan, 2011.

Notary Public
My Commission Expires: Jan 6, 2014
(Seal)

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Kyne Marshall 1405 Sharpe Ave Nashville, TN 37206	SAME	083 02 0 088.00

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 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 Kyne Marshall, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No 8 on the plan of the Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, and formerly of record in Book 8, pages 441 and 442, said Register's Office, described according to survey made by Ralf W.C. Lambert, surveyor, May 3, 1992 as follows: Beginning at a point to the northerly margin of Sharpe Avenue, 194 feet easterly from the northeast corner of said Sharpe Avenue, and North 14th Street; thence with the northerly margin of said Sharpe Avenue, eastwardly 56.46 feet; thence northwardly 174.96 feet to the southerly margin of said Roberts Avenue, westerly 38 feet; thence southwardly 176.235 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed October 8, 2010 as Instrument No. 20101008-0081072 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1405 Sharpe Avenue, Nashville, TN 37206

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 25th **day of** January **2011.**

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

BY: _____
Robert H. Moss, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Robert H. Moss, 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 Attorney 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 25th **day of** January **2011.**

_____
Notary Public

My commission expires:

7/16/11
_____
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY