This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-7096

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 $166,000.00, 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 22nd day of February, 2011.

Jennifer Crowell
Notary Public
My Commission Expires: 3/18/14
(Seal)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Theresa Smith 5224 Ridgefalls Way Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro, Ste 100 San Antonio, TX 78216	173 040A 202.00

BILL GARRETT, Davidson County
Trans:T20110011547 DEEDWARRSP
Recvd: 02/25/11 08:56 2 pgs
Fees:13.00 Taxes:614.20
20110225-0015400

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

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 202 on the Plan of Oak Highlands, Phase Two as of record in Instrument Number 199912130302267 and Surveyor's Certificate of Correction of record in Instrument Number 200009130091246, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantees herein.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed August 12, 2010 as Instrument No. 20100812-0063573 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5224 Ridgefalls Way, 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 9th **day of** DECEMBER 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 TN

County of Williamson **)ss.**

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 9th **day of** DECEMBER 2010.

_____
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

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011