This instrument was prepared by ~~and return to~~:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5197
A09DL7

**After Recording Return To:**
**LandCastle Title, LLC**
**3343 Aspen Grove Drive, Suite 240**
**Franklin Tennessee 37067-2908**

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 $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Veronica Taylor
Grantee or Agent of Grantee

Subscribed and sworn to before me this 25th day of February

Notary Public
My Commission Expires 5/10/2012

Address New Owner As Follows:
Vickie Woods
2407 Mansker Dr.
Madison, TN 37115

Send Tax Bills to:
2407 Mansker Dr.
Madison, TN 37115

Map-Parcel Numbers
026 16 0 006.00

BILL GARRETT, Davidson County
Trans:T20110012822 DEEDWARRSP
Recvd: 03/03/11 11:03 2 pgs
Fees:13.00 Taxes:321.90
20110303-0016988

# 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 Vickie Woods, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Mansker Meadows, Section II, as of record in Book 2663, Pages 15 and 16, Register's Office for said County.

Said Lot No. 24 fronts 125 feet on the northerly side of Mansker Drive and extends back 312.8 feet on the westerly line and 370.4 feet on the easterly line, to a line in the rear on which it measures 138 feet.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 31, 2009 as Instrument No. 20091231-0118713 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2407 Mansker Drive, Madison, TN 37115

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 her 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