This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-7899

BILL GARRETT, Davidson County
Trans:T20110017922 DEEDWARRSP
Recvd: 03/28/11 12:51 2 pgs
Fees:13.00 Taxes:296.00
20110328-0023672

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
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 $ 80,000.00 , 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 25th day of March , 2011 .

Notary Public
My Commission Expires: May 31, 2011
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Andrea Pedersen & Alissa Pedersen 612 Ewing Dr. Nashville, TN 37207	NEW OWNER 612 Ewing Dr. Nashville, TN 37207	059 000 103.01

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 Andrea Pedersen, a single person and Alissa Pedersen, a single person, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Starting at a point in the center of New Ewing Road, now known as Ewing Drive, said point being the Northwest corner of a tract of land conveyed by deed to D.E. Rawls as of record in Book 879, page 262, said Register's Office, thence with Rawls West line South 7 degrees 30 minutes West 25 feet to an iron pin, the same being in the southerly margin of New Ewing Road right-of-way and the point of beginning of the hereinafter described tract and land, and running thence with the westerly line of the D.E. Rawls' property (now Prater Messick) South 7 degrees 30 minutes West 275 feet to an iron pin; thence North 88 degrees 22 minutes West 98.7 feet to an iron pin in J.B. Neely's east property line; thence with said J.B. Neely's property line North 7 degrees 30 minutes East 282.1 feet to an iron pin in the Southerly margin of New Ewing Road right-of-way, thence with same South 84 degrees 45 minutes East 100 feet to the joint beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed October 25, 2010 as Instrument No. 20101025-0084986 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 612 Ewing Drive, Nashville, TN 37207

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 11th day of FEBRUARY 2011.

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

BY: H. P Bishop
Holly M Bishop, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M Bishop, 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 11th day of FEBRUARY 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