This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-7020

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 $ 199,900. 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 1st day of March, 2011.

Notary Public
My Commission Expires: 5/8/2012
(Seal)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Sara N. Blade, Donald R. Pfrimmer and Gail A. Pfrimmer<br>1420 W Running Brook Road<br>Nashville TN 37209 | Wells Fargo Bank<br>12854 Kirkham Rd<br>2nd Floor<br>Jacksonville, FL 322587400 | 114-07-0B 144.00 |

## 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 Sara N. Blade, Donald R. Pfrimmer and Gail A. Pfrimmer, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:**

**Land in Davidson County, Tennessee Being Lot Number 26, on the Plan of Section Six, Addition to Westchase of record as Instrument Number 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed August 12, 2010 as Instrument No. 20100812-0063612 in the Register's Office for Davidson County, Tennessee.**

**Commonly known as: 1420 West Running Brook Road, Nashville, TN 37209**

**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.**

BILL GARRETT, Davidson County
Trans:T20110021447 DEEDWARRSP
Recvd: 04/12/11 09:22 2 pgs
Fees:13.00 Taxes:739.63
20110412-0028087

**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** 27th **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** 27th **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