03

Fidelity Title

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8439

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 $211,000.00, 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

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me this 29TH day of APRIL, 2011.

Notary Public
My Commission Expires: _____
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Lilu Guo and Ran Ye 6020 Deer Trace Nashville, TN 37211	MAGNA BANK 6525 QUAIL HOLLOW RD, #300 MEMPHIS, TN 38120	172 02 0 108.00

BILL GARRETT, Davidson County
Trans:T20110026662 DEEDWARRSP
Recvd: 05/05/11 09:32 2 pgs
Fees:13.00 Taxes:780.70
20110505-0034514

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 Lilu Guo and Ran Ye,*Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee: *WIFE AND HUSBAND

Being Lot No. 77 of Myrtlewood Estates, Section 9, as of record in Plat Book 6200, Page 964, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

This conveyance is subject to any and all existing easements of record.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed January 27, 2011 as Instrument No. 20110127-0007539 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6020 Deer Trace, Nashville, TN 37211

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 13th **day of** April 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 13th **day of** April 2011.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY