PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

This instrument was prepared by ~~and return to~~:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8294
A11025X

STATE OF TENNESSEE)
COUNTY OF SUMNER)
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 $90,000.00, 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

BILL GARRETT, Davidson County
Trans:T20110027774 DEEDWARRSP
Recvd: 05/10/11 09:48 2 pgs
Fees:13.00 Taxes:333.00
20110510-0035762

Subscribed and sworn to before me this 9th day of May 2011.

Notary Public
My Commission Expires: 2-3-2015
(Seal)

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Genaya S. Anderson 313 E. Marthona Rd. Madison, TN 37115	PrimeLending, A PlainsCapital Co. 18111 Preston Rd., Ste 900 Dallas, TX 75252	042 15 079.00

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 Genaya S. Anderson, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Being land in Davidson county, Tennessee, being lots no. 53 and 56 both inclusive of Block A on the map of Marthonna, a subdivision of the Cumberland Development Company of the Ezell Farm, not of record and described according to a copy of survey thereof made December 1937, by J. A. Mefford, surveyor as follows: beginning at a point in the easterly margin of Marthonna Road (formerly Ezell Road) east 1229.9 feet south of the southerly margin of Marthonna Road being the common corner of lots numbers 52 and 53 thence with the line between said lots easterly 420.4 feet to a point; thence south 1 degrees 52 minutes west 100 feet to a point at the common corner of lots numbers 56 and 57; thence with the line between said lots westerly 421.9 feet to the easterly margin of Marthonna Road; thence with the margin of the same north 2 degrees 58 minutes east 100 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 1, 2010 as Instrument No. 201101280007691 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 313 East Marthona Road, 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 6th **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 6th **day of** April 2011.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY