This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8637
A102W9J

LIBBY L. BRAGER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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 $203,000.00, 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 20 day of May, 2011.

Notary Public
My Commission Expires: 11-22-14
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Farokh Fani and Ashraf Ayad 1453 Bell Rd #104 Nashville TN 37211	Same	174 11 0A 109.00

BILL GARRETT, Davidson County
Trans:T20110030435 DEEDWARRSP
Recvd: 05/23/11 10:16 2 pgs
Fees:13.00 Taxes:751.10
20110523-0039172

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 Farokh Fani and Ashraf Ayad, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Being all of Lot No. 205, on the Plan of Cane Ridge Farms, Phase One, Section Three, according to survey and plat of same appearing of record in Instrument Number 200207120084136, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

This conveyance is subject to the restrictive covenants of record in Instrument Number 200009050087103, 200012040119093 and 200108150088370; to the electrical right of way to USA in Book 4428, Page 585 and to the Metro Government of Nashville in Book 5078, page 476, and to any and all other matters as shown on subdivision plat of record in Instrument Number 200106060059239, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed September 20, 2010 as Instrument No. 20100920-0074420 in the Register's Office for Davidson County, Tennessee

Commonly known as: 1312 Blairfield Drive, Antioch, TN 37013

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 4th day of May 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
County of ~~Davidson~~ Williamson TNC)ss.

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 4th day of May 2011.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY