This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8233
A1100L

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 $85,000.00, 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 24 day of April, 2011.

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

LIBBY L. BRAGER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Tawfiq Ghanem 2704 Old Smith Springs Road Nashville, TN 37217	Same	135 00 0 330.00

Davidson County DEEDWARRSP
Recvd: 05/31/11 09:42 3 pgs
Fees:18.00 Taxes:314.50
20110531-0041092

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 Tawfiq Ghanem, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land situated in the 2nd Civil District of Davidson County, Tennessee, and being described as follows, to-wit: Being at a stake in the middle of the Old Bell Road at &e southwest corner of property owned by Homer Pace: thence following the center of Old Bell Road North B3 degrees 34 minutes 21 seconds West 136.23 feet to a stake; thence continuing North 03 degrees 01 minutes 3B second east 459.58 feet t a stake; thence North 05 degrees 30 minutes 32 seconds East 170.0 feet to a stake: thence North 56 degrees 29 minutes 45 seconds East 310.21 feet to a metal post, a corner of property owned by Earl Cole, thence following Cole's west line, south 03 degrees 10 minutes 46 seconds West 472.89 feet to the northeast corner of Homer Pace's lot; thence following the north line of the homer Pace tract, South 87 degrees 28 minutes 02 seconds West 119.49 feet to a fence post; thence following Pace's west line South 03 degrees 06 minutes 12 seconds West 337.69 feet to the point of beginning, and containing 3.30 acres, more of less, according to a certificate of survey prepared by Everett H. Cowan, dated January 31,1934.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed September 27, 2010 as Instrument No. 20100927-0076768 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2704 Old Smith Springs Road, Nashville, TN 37217

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 his 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 22 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

County of Williamson)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 22 day of April 2011.

_____
Notary Public

My commission expires:

11-22-14
(Seal)

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

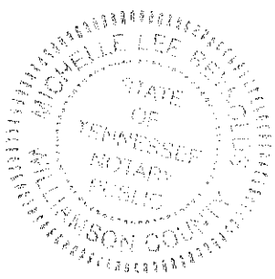
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 25, 2011

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