This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8312

Davidson County DEEDWARRSP
Recvd: 05/31/11 10:53 3 pgs
Fees:18.00 Taxes:1091.13
20110531-0041164

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 $294,900.00, 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 25 day of May, 2011.

Notary Public
My Commission Expires: June 20, 2011
(Seal)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Teresea J. Krause and Keary M. Krause 5125 Grand Oak Way Bentwood, TN 37027	USAA Federal Savings 10750 McDernott Fwy San Antonio, TX 78288	172 050A 017.00

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 Teresea J. Krause and Keary M. Krause, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot Number 17 on the plan of Final Plat, Phase One, Oakmont Subdivision, of record in Plat Book 7900, page 479 and 480, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Being the same property conveyed by Trustee's Deed filed February 4, 2011 as Instrument Number 20110204-0010066 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5125 Grand Oak Way, Brentwood, TN 37027

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 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

)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 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

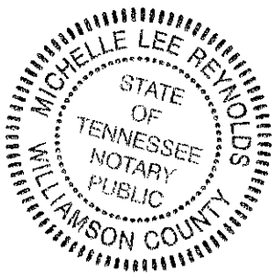
Stewart Title Company

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 20, 2011

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