File Box 8

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8440
A1105LP

BILL GARRETT, Davidson County
Trans: T20110036351 DEEDWARRSP
Recvd: 06/17/11 10:20 2 pgs
Fees: 13.00 Taxes: 677.10
20110617-0046583

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 $183,000.00, 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 15th day of June, 2011.

Notary Public
My Commission Expires: 9-8-2013
(Seal)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sarah V. Nichols 3314 West End Avenue #204 Nashville, TN 37203	Regions Bank dba Regions Mortgage P. O. Box 2153 Birmingham, AL 35287-2520	104 06 0B 204.00

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 Sarah V. Nichols, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Being Unit number 204, of the Park Road Condominium* created under Title 64, Sections 2701 et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, Page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of The Park Road Condominiums as complete identification and description of said Unit. *now known as West End Park Condominium of record in 5200, page 390, and as amendended in Doc. No. 20071213-0143676, said Register's Office

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed February 16, 2011 as Instrument No. 20110216-0013295 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3314 West End Avenue #204, Nashville, TN 37203

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 15th **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: H. Bishop
Holly M. Bishop, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson .

Personally appeared before me, the undersigned Notary Public, Holly M. Bishop**, 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 he 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 15th **day of** April **2011**.

Notary Public

My commission expires: 10/31/2011

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY