BILL GARRETT, Davidson County
Trans:T20110057903 DEEDWARRSP
Recvd: 09/19/11 10:20 3 pgs
Fees:18.00 Taxes:103.60
20110919-0072311

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-9155

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $ 28,000.00, 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 16th day of September, 2011.

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ty Mathews and Meg Mathews	NEW OWNER	064-05-0-060.00
109 Broadway		064-09-0-004.00; 064-05-058.00; 064-05-059.00
Old Hickory, TN 37138		

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 No. 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 Ty Mathews and Meg Mathews, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A.

Commonly known as: 109 Broadway, Old Hickory, TN 37138

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 1st day of September, 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 an 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 1st day of September, 2011.

_____
Notary Public

My commission expires:

10.31.2011
_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A.

Described property located in Davidson County, Tennessee, to wit:

TRACT I
The southerly 50 feet of Lot Number 1, Block "B" of the Hadley's Bend City Subdivision, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Said part of Lot Number 1 begins at a point in the westerly margin of Broadway Street 119 feet south of the southeast intersection of Union and Broadway Streets; thence North 63 degrees West 45 feet to a point; thence South 54 degrees 40 minutes West 15.5 feet to a point; thence North 77 degrees 50 minutes West 29 feet to a point; thence southerly 50 feet along the easterly margin of Union Street to a point; thence easterly 125 feet to a point in the westerly margin of Broadway Street; thence northerly 50 feet along the westerly margin of said street to the point of beginning.

TRACT II
Described property located in the Fourth (4th) Civil District of Davidson County, Tennessee, to wit:

The northerly part of Lot Number 1, Block "B" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Said part of Lot Number 1 begins at a point at the southeast corner of Braodway Street and Union Street (not constructed); thence southerly along the easterly margin of Union Street 82 feet to a point; thence South 77 degrees 50 minutes East 29 feet to a point; thence North 54 degrees 40 minutes East 15.5 feet to a point; thence South 63 degrees East 45 feet to a point in the westerly margin of said Broadway Street; thence northwesterly along the westerly margin of said Broadway Street, 119 feet to the point of beginning.

TRACT III
Described property located in Davidson County, Tennessee, to wit:

Lot Numbers 23 and 25 of Block "F" in the subdivision of the Hulme Farm, known as Hadley's Bend City, a plat of which subdivision being filed in the Register's Office of Davidson County, Tennessee, on March 19, 1918, and recorded at Page 120 of Plan Book 421, of the said Office.

TRACT IV
Lot 27 of Block "F" in the subdivision of the Hulme Farm, known as Hadley's Bend City, a plat of which subdivision being filed in the Register's Office of Davidson County, Tennessee, on March 19, 1918, and recorded at Page 120 of Plan Book 421, of the said Office.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, state and federal tax liens and any other matter of record.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed filed for record on January 12, 2011, as Instrument No. 20110112-0003357, Register's Office for Davidson County, Tennessee.