BILL GARRETT, Davidson County
Trans:T20110058404 DEEDWARRSP
Recvd: 09/20/11 13:57 4 pgs
Fees:23.00 Taxes:481.19
20110920-0072854

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ISAAC M. THOMPSON 2207 CHASE AVENUE NASHVILLE, TN 37206	ISAAC M. THOMPSON 2207 CHASE AVENUE NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty Thousand Fifty And 00/100 Dollars ($130,050.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein, "Grantor"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereby sells, transfers and conveys to ISAAC M. THOMPSON, an unmarried man (herein, "Grantee"), whose address is 2207 Chase Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4338 Setters Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a(c) (2).

WITNESS my hand and seal this 18th day of August, 2011.

PIN NO: 069 02 0 060.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Fannie Mae a/k/a Federal National Mortgage Association

By: _____
Printed Name: DAVID RODRIGUEZ
Title: ASST. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Diane E. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the DAVID RODRIGUEZ ASST. VICE PRESIDENT Mae a/k/a Federal National Mortgage Association, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 19 day of Aug, 2011.

[Affix Notary Seal]

DIANE E. SANDERS
Notary Public,
State of Texas
Comm. Exp. 08-28-12

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,050.00.

GRANTEE

Grantee signature _____
Isaac M. Thompson

Subscribed and sworn to under oath before me, this 6th day of September, 2011.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 8, 2013

THOMAS D. LARSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

EXHIBIT A

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 99 ON THE PLAN OF ENCHANTED HILLS SECTION II AS OF RECORD IN BOOK 3700, PAGE 27 IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 99 FRONTS 293.00 FEET ON THE SOUTHEASTERLY MARGIN OF SETTERS ROAD AND RUNS BACK BETWEEN LINES TO A POINT, THE NORTHEASTERLY LINE BEING 352.8 FEET AND THE SOUTHWESTERLY LINE BEING 312.8 FEET.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20110620-0046982 on June 20, 2011.

PIN NO: 069 02 0 060.00

STREET ADDRESS:

4338 Setters Road, Nashville, TN 37218