BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-9081

BILL GARRETT, Davidson County
Trans:T20110060995 DEEDWARRSP
Recvd: 09/30/11 14:27 2 pgs
Fees:13.00 Taxes:643.80
20110930-0075995

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 $ 174,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather Risley
Grantee or Agent of Grantee

Subscribed and sworn to before me this 30th day of September, 2011.

Kathy Snider
Notary Public
My Commission Expires: _____
(Seal)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ronald Hayes 2042 Spring Branch Drive Madison, TN 37115	American Mortgage Service Co. 11503 Springfield Pike Cincinnati, Ohio 45246	Map 34-7-A Parcel 159 CO

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 Ronald Hayes II AND * Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

* Vina Hayes, husband and wife

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Subdivision Plat of Harbor Village, Phase III, as shown by plat of record in Instrument Number 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument Number 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on April 28, 2011, as Instrument No. 20110428-0032590, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2042 Spring Branch Drive, Madison, TN 37115.

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 19th day of August, 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 19th day of August, 2011.

_____
Notary Public

My commission expires:

EXP. 01/07/13
(Seal)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON