This instrument was prepared by and ~~return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8994

BILL GARRETT, Davidson County
Trans:T20110071660 DEEDWARRSP
Recvd: 11/14/11 12:59 2 pgs
Fees:13.00 Taxes:1295.00
20111114-0088733

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
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 $350,000.00 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 21 day of October, 2011.

Notary Public
My Commission Expires: 11/19/2013
(Seal)

AMANDA M. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Brian Michael Clifford and Michelle Pauley Clifford 116 Postwood Place Nashville, TN 37205	New Owner	103 15 0A 016.00

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 Brian Michael Clifford and Michelle Pauley Clifford, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot number 16 on the Plan of Revised Plan of Postwood of record in Plat Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Federal National Mortgage Association by Deed in Lieu of Foreclosure recorded on April 28, 2011, as Instrument Number 20110428-0032429, Register's Office of Davidson County, Tennessee.

Commonly known as: 116 Postwood Place, Nashville, TN 37205.

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 3rd day of October, 2011.

Fannie Mae A/K/A Federal National Mortgage Association by its duly authorized attorney in fact, Wilson & Associates, P.L.L.C.

BY: _____
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 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 3rd day of October, 2011.

_____
Notary Public

My commission expires:

3/3/15
(Seal)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY