Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10007

BILL GARRETT, Davidson County
Trans:T20110077671 DEEDWARRSP
Recvd: 12/08/11 10:39 2 pgs
Fees:13.00 Taxes:404.60
20111208-0095828

STATE OF Tennessee
COUNTY OF Sumner
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 $109,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristen Traina
Grantee or Agent of Grantee

Subscribed and sworn to before me this 28th day of November, 2011.

Notary Public
My Commission Expires: 8.20.14
(Seal)

MELISSA J. BURCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Richard Marsh 205 Blanchard Place Nashville, TN 37214	Franklin American Mtg. 501 Corporate Centre Dr. #400 Franklin, TN 37067	095 04 0 145.00

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 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 Richard Marsh, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Eva-Mor Heights of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 65 feet on the easterly margin of Blanchard Place and runs back between parallel lines 225.17 feet on the northerly side, 209.13 feet on the southerly side to a dead line measuring 67.07 feet thereon.

Being the same property conveyed to Federal National Mortgage Association in Trustee's Deed filed on June 3, 2011, as Instrument Number 20110603-0042422, Register's Office for Davidson County, Tennessee.

Commonly known as: 205 Blanchard Place, Nashville, TN 37214.

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 18th day of November, 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 18th day of November, 2011.

_____
Notary Public

My commission expires:

3/3/15
(Seal)

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

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC