This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10297

STATE OF TN)
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 $ 124,900-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janet W. Felts
Grantee or Agent of Grantee

Subscribed and sworn to before me this 9 day of December, 2011.

Marilyn C. Newman
Notary Public
My Commission Expires: 10-27-13
(Seal)

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 27122
File # 01288-12021

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Janet W. Felts 8421 Callabee Way #F5 Antioch, TN 37013	Mortgage Investors Group 14221 Dallas Parkway #1000 Dallas, TX 75254	181-02-0A-103.00

BILL GARRETT, Davidson County
Trans:T20110079023 DEEDWARRSP
Recvd: 12/14/11 10:09 2 pgs
Fees:13.00 Taxes:462.13
20111214-0097223

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 Janet W. Felts, unmarried Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit F5, Lenox Creekside, Phase 1 Condominiums, as established under Master Deed of record in Instrument Number 20060306-0025686, amended at Instrument Number 20060606-0066938, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on October 2, 2011, as Instrument 20111012-0079129, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 8421 Callabee Way #F5, Antioch, TN 37013

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 her 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 7th day of December, 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 7th day of December, 2011.

_____
Notary Public

My commission expires:

3/3/15
(Seal)

