This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-7982

Davidson County DEEDWARRSP
Recvd: 01/03/12 12:00 3 pgs
Fees:18.00 Taxes:991.60
20120103-0000278

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 $ 268,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer C Cole
Grantee or Agent of Grantee

Subscribed and sworn to before me this 3 day of January, 2012.

Maxine J. Rucker
Notary Public
My Commission Expires: MAR 10 2012
(Seal)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Heinrich J. G. Matthies and Dawn S. Matthies 1045 Ridgeview Drive Nashville, TN 37220	Wells Fargo Bank, N.A. 101 North Phillips Ave. Sioux Falls, SD 57104	145 08 0 005.00

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 Heinrich J. G. Matthies and Dawn S. Matthies, *Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee: *husband and wife

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridgeview Drive at the northeast corner of the property conveyed to William Roy Baker, Jr., and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, as of record in Book 1855, page 302, Register's Office, being the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 380.9 feet; thence south 45 degrees 55 minutes east 21 feet; thence south 42 degrees 22 minutes east 134.75 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, northwardly 399.4 feet to the southerly margin of Ridgeview Drive; thence with same, westwardly 199.77 feet to the beginning margin of Ridgeview Drive; thence with same, westwardly 199.77 feet to the beginning margin of Ridgeway Drive; thence with same, westwardly 199.77 feet to the beginning, containing 1.46 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on August 5, 2010, as Instrument No. 20100805-0061781, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1045 Ridgeview Drive, Nashville, TN 37220.

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 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 3rd day of November, 2011.

_____
Notary Public

My commission expires:

3/3/15

(Seal)

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

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE