This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10619
A111F2M

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 $ 69,000.00, 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 9th day of January, 2012.

Notary Public
My Commission Expires: 7-7-2014
(Seal)

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sammy M. Smith 1400 Kirkland Avenue Nashville, TN 37216	NEW OWNER 1400 Kirkland Avenue Nashville, TN 37216	072-07-0-048.00

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 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 Sammy M. Smith, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the westerly 30.0 feet of lot number 20 and the easterly 49.0 front feet, 6.0 rear feet, 6.0 rear feet of lot number 19, Block C on the plan of R. M. Dudley's Subdivision of record in Book 843, Page 102, said Register's Office.

Said property fronts 79.6 feet on the northerly margin of Kirkland Avenue, formerly Oxford Street, and extends back 150.0 feet on the easterly line and 142.5 feet, more or less, on the westerly line to a dead line in the rear, measuring 36.0 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on November 3, 2011, as Instrument No. 20111103-0085966, Register's Office for Davidson County, Tennessee.

Commonly known as: 1400 Kirkland Avenue, Nashville, TN 37216

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.

BILL GARRETT, Davidson County
Trans:T20120008387 DEEDWARRSP
Recvd: 02/03/12 09:53 2 pgs
Fees:13.00 Taxes:255.30
20120203-0009876

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 9th day of January 2012.

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

BY: _____
Holly M. Strawn, Attorney

Certificate of Acknowledgment

State of Tennessee
)ss.
County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M. Strawn, 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 a 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 9th day of January 2012.

_____
Notary Public

My commission expires:
3/3/15
(Seal)

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