**Return to: Box 10-B
Cohen & Cohen

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-9497
A110T3N

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 $ 86,475.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deborah J. Cohen
Grantee or Agent of Grantee

Subscribed and sworn to before me this 24th day of February, 2012.

Lee A. Cohen
Notary Public
My Commission Expires: May 5, 2015
(Seal)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20120014162 DEEDWARRSP
Recvd: 02/27/12 14:48 2 pgs
Fees:13.00 Taxes:319.96
20120227-0016860

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Katherine G. Hanrahan 401 28th Street Old Hickory, TN 37138	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	053-08-0-108.00 053-08-0-109.00

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 Katherine G. Hanrahan, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Situated in the County of Davidson, State of Tennessee, described as follows, to wit:

Lot No. 6:
Being Lot No. 6, Block 21, Dabbs and Elliott Subdivision, as per plan of said subdivision, recorded in Book 547, Page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the Westerly side of 28th Street and runs back between parallel lines a distance of 144 feet to a 10-foot alley in the rear.

Lot No. 7:
Being Lot No. 7, Block 21, Dabbs and Elliott Subdivision, as per plan of said subdivision, recorded in Book 547, Page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 50 feet on the Westerly side of 28th Street and runs back between parallel lines 144 feet to a 10-foot alley in the rear.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on June 15, 2011, as Instrument Number 20110615-0045648, Register's Office of Davidson County, Tennessee.

Commonly known as: 401 28th Street, Old Hickory, TN 37138

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 21st day of February 2012.

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

BY: _____
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee
)ss.
County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel R. Osborne, 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 21st day of February 2012.

_____
Notary Public

My commission expires:

9-27-2015
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY