Return: Bell Title
1616 Westgate Circle Brentwood, TN 37027

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10079

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 $108,250.00, 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 21st day of February, 2012.

Notary Public
My Commission Expires: _____
(Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jennifer Graves 1404 Winwood Pl Nashville, TN 37214	New Owner	108 12 0 251.00

BILL GARRETT, Davidson County
Trans:T20120014589 DEEDWARRSP
Recvd: 02/29/12 09:10 2 pgs
Fees:13.00 Taxes:400.53
20120229-0017389

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

Land located in Davidson County, Tennessee, Described as follows to wit: Being Lot Number 84 on the Plan of Section 5, Trailwood Subdivision, of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association in Trustee's Deed filed as instrument number 20110902-0068072.

Commonly known as: 1404 Winwood 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.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 15th 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
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee
County of ~~Daniel R. Osborne~~ Williamson)ss.

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 15th day of February 2012.

Notary Public

My commission expires:

3/3/15
(Seal)

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