This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11237

BILL GARRETT, Davidson County
Trans:T20120033877 DEEDWARRSP
Recvd: 05/08/12 12:59 2 pgs
Fees:13.00 Taxes:438.45
20120508-0039799

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 118,500.00, 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 27th day of APRIL, 2012.

Notary Public
My Commission Expires: 01/07/2013
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
B. Patrick Kearney & Michael P. Kearney 2809 Barclay Drive Nashville, TN 37206	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	094-03-036.00

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 Patrick Kearney and Michael P. Kearney, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

B.

Tract I:
Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 219 on the plan of Fortland Park, Section I, as of record in Book 2663, Page 61, Register's Office for said County, and described as follows: said Lot Number 219 begins at a point in the Easterly margin of Barclay Drive, the common corner of Lots Numbers 219 and 220; thence Easterly along the line between said two lots 179.8 feet to a point; thence Southwesterly 86.7 feet to a point, the corner of Lots Numbers 219 and 218; thence Northwesterly along the line between said two lots, 180.3 feet to a point in the Easterly margin of Barclay Drive; thence Northeasterly along the margin of said Drive, 27.56 feet to a point, and continuing thence along the margin of said Drive, 53.5 feet to the point of beginning.

Tract II:
Land in Davidson County, Tennessee, being Part of Lot No. 218 on the plan of Fortland Park, Section I, of record in Book 2663, Page 61, Register's Office for said County, and more fully described according to a survey dated July 5, 1959, by Stephen A. Draper, surveyor, as follows: beginning at a point in the Southeasterly margin of Barclay Drive, said point being the common front corner of Lots Nos. 218 and 219; thence in a Southeasterly direction along the lot line between Lots 218 and 219, 180.3 feet to a point, said point being the common rear corner of said Lots 218 and 219; thence along the rear line of Lot No. 218.9 feet to a point; thence in a Northwesterly direction 180.9 feet to the point of beginning and being triangular in shape.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed January 25, 2012, as Instrument No. 20120125-0007025, Register's Office of Davidson County, Tennessee.

Commonly known as: 2809 Barclay Drive, Nashville, TN 37206

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.

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 6th day of April, 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 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 6th day of April, 2012.

_____
Notary Public

My commission expires:

3/9/15
(Seal)

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