RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20120058079 DEEDWARRSP
Recvd: 08/06/12 14:08 3 pgs
Fees:17.00 Taxes:0.00
20120806-0069860

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., ("Grantor), by its Assistant Vice President and its Assistant Vice President, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by Federal National Mortgage Association (Grantee), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Tract 1: Land in Davidson County, Tennessee, being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or Lot Number 4 in the Travis and Lewis Land Company's unrecorded subdivision of small farms and being a part of the land which was acquired by Associates Financial services Company of Tennesee, Inc. From said Travis and Lewis Land Company by deed dated May 14, 1957 and of record in Book 2647, Page 563, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Roy W. Evans and wife, by Associates Financial Services Company of Tenneesse, herein by deed dated June 2, 1960, Book 3074, Page 192 and reclaimed from them by foreclosure proceeding as set out in Trustee's deed of Claude Callicott, Trustee, dated February 26, 1962, Book 3343, Page 342. Notwithstanding obvious errors in the description contained in said deeds of conveyance, a correct description contained in said deeds of conveyance, a corrected description of the tract herein conveyed is taken from a resurvey of said Tract or Lot 4 made June 4, 1973 by Ronald A. Ramsey, Registered Professional Engineer, and by survey of John Kohl, Surveyor, dated April 2, 1981, as follows: Beginning at an iron pin in the southerly margin of Manning Hollow Road, this being the northwesterly, corner of said lot, and now designated as Number 26 Manning Hollow Road, Pegram, Tennessee, 37143, thence generally in a Southerly direction 1290 feet more or less, to an iron pin or concrete monument, this being the Southwesterly corner, thence in a southeasterly direction South 59 degrees 19 minutes East 232 feet, more or less to an iron pin or concrete monument in the southeasterly corner, thence generally in a northerly direction 1300 feet, more or less to an iron pin or monument in the southerly margin of manning Hollow Road, thence with the southerly margin of said road North 57 degrees 15 minutes West 95.9 feet, North 61 degrees 15 minutes West 100 feet and North 69 degrees 15 minutes West 13.1 feet to the point of beginning excluded from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Larry D. Drake, Sr, et ux herein by deed from H.H. Loftis and wife, dated May 25, 1966, of record in book 4020, page 697, of Register's Office for Davidson County, Tennessee.

Tract II: Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract Number in Travis and Lewis Land Company's Subdivision of Small Farms, not of record, described partly according to a survey made by John M. Sullivan, Engineer, May 11, 1957, as follows: Beginning on the southerly margin of Manning Hollow Road at the corner of Tracts numbers 3 and 4, being the northeast corner of the property conveyed to J.W. Hunter and wife, thence with the lines between Tract 3 and 4, Southerly 605 feet, thence easterly 110 feet, thence northerly 595 feet to the southerly margin of Manning Hollow road; thence with the same westerly 105 feet to the beginning.

More commonly known as: 4080 Manning Hollow Road, Pegram, Tennessee 37143

Tax Parcel No.: 112 000 061.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. is hereunto affixed by its Assistant Vice President and its Assistant Vice President, this 31 day of July, 2012.

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

By: Chaela J. Loebig 7/31/12

Title: Assistant Vice President
Chaela Jen Loebig

ATTEST:

By: Veronica Stillwagon
Veronica Marie Stillwagon 7-31-2012

Title: Assistant Vice President

ACKNOWLEDGMENT

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Chaela Jen Loebig and Veronica Marie Stillwagon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the assistant vice president (or other such officers authorized to execute the instrument) of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., the within-named bargainor, and that such officers executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Pittsburgh this 31 day of July, 2012.

NOTARIAL SEAL
ANN MARIE BUCCI
Notary Public
PITTSBURGH CITY, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2015

Ann Marie Bucci
Notary Public

My Commission Expires: June 6, 2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,749.25, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

ACKNOWLEDGMENT

STATE OF AR

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Courtney Mullen, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, AR this 2 day of Aug, 2012.

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

Amanda Sherrod
Notary Public

My Commission Expires: 4-5-22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043