This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11428
A111SYB

BILL GARRETT, Davidson County
Trans:T20120061205 DEEDWARRSP
Recvd: 08/16/12 11:21 3 pgs
Fees:18.00 Taxes:388.50
20120816-0073487

STATE OF Tennessee)
COUNTY OF Williamson)
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 $ 105,000.00, 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 10th day of August, 2012.

Notary Public
My Commission Expires: 3-3-15
(Seal)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jim Nyguen and Selina Nyguen 5440 Old Hickory Boulevard Ashland City, TN 37015	New Owner	057 000 015.00

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 Jim Nyguen and Selina Nyguen, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Exhibit A attached hereto and made a part hereof.

Commonly known as: 5440 Old Hickory Boulevard, Ashland City, TN 37015

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 their 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 8th day of August, 2012.

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

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, 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 8th day of August, 2012.

_____
Notary Public

My commission expires:

9-27-2015
(Seal)



Exhibit A

The land referred to in this policy is situated in the State of Tennessee, County of Davidson, City of Ashland City, and described as follows: A tract of land in the 13th formerly the 25th Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, and original plan being of record in Book 161, Page 177, Register's Office for said County, and being part of Lot Number 25 of the Dr. E.E. Brown Farm, as shown on the copy of a survey made May 16 and 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, Tennessee, described as follows: Beginning on the Easterly margin of Old Hickory Boulevard at the Southwest corner of Lot 25, being in the South line of the original Brown Farm; thence with said Boulevard, Northwardly 532.5 feet to a point 210 feet South of the Northwest corner of Lot 25; thence Eastwardly 420 feet; thence Northwardly 210 feet to the line between Lots Numbers 24 and 25; thence with the line between said lots South 74 ¾ inches East 504 feet; thence South 2 degrees West 495 feet; thence North 89 degrees West 1069.2 feet to the Easterly margin of Old Hickory Boulevard, the point of beginning.

Included in the above described property but specifically excluded there from is the following described tract of land: A tract of land in the 13th formerly the 25th Civil District of Davidson County, Tennessee, on the headwaters of Sulphur and Bull Run Creeks, and original plan being of record in Book 161, Page 177, Register's Office for said County, and being part of Lot Number 25 of the Dr. E.E. Brown Farm, not of record, described according to a survey made by Ralph W.C. Lambert, Surveyor, August 2, 1958, as follows: Beginning on the Easterly margin of Old Hickory Boulevard at the Southwest corner of the property conveyed to SA Watson and wife, by deed from Walter Rufus Davis and wife, of record in Book 2697, Page 570, said Register's Office; thence with said Watson's Southern boundary line South 74 degrees 45 minutes East 420 feet to an iron pin, said Watson's Southeast corner; thence with said Watson's Eastern boundary line North 15 degrees 00 minutes East 210 feet to an iron pin in the line between Lots Numbers 24 and 25 on said unrecorded plan; thence with the line between Lots Numbers 24 and 25 South 74 degrees 45 minutes East 504 feet to an iron pin; thence South 2 degrees 00 minutes West 410 feet to an iron pin; thence North 74 degrees 30 minutes West 1,020 feet to the Easterly margin of Old Hickory Boulevard; thence with the same North 16 degrees 00 minutes East 200 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded January 6, 2012, as Instrument no. 20120106-0001395, in the Register's Office of Davidson County, Tennessee.