This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-12139

STATE OF Tennessee
COUNTY OF WILSON
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 $ 87,500.00, 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 13th day of August, 2012.

Notary Public
My Commission Expires: 8-16-2015
(Seal)

BILL GARRETT, Davidson County
Trans:T20120064080 DEEDWARRSP
Recvd: 08/27/12 15:45 2 pgs
Fees:13.00 Taxes:323.75
20120827-0077147

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Tonya Denise Kiker<br>508 Yokley Road<br>Nashville, TN 37207 | Peoples Home Equity, Inc<br>5205 Maryland Way, #100<br>Brentwood, TN 37027 | 071 01 0 025.00 |

# 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 Tonya Denise Kiker, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:**

**Being Lot No. 13 on the Map of the Subdivision of Hardin Yokley's tract not of record, described as follows:**

**Being at a point on the Southerly margin of Yokley Road, said point being 149 feet West of the intersection of Yokley Road and Old Matthews Road; running thence North 82 degrees West along said line of Yokley Road 50 feet to a point on the Easterly line of Lot 12 as shown on said map; thence along the last named line, South 8 degrees West 150 feet to the Southerly common corner of Lots Nos 12 and 13, as shown on said map; thence along the Southerly line of said Lot No. 13 South 82 degrees East 50 feet to feet to the Easterly line of said Lot No. 13; thence along the last named line, North 8 degrees East 150 feet to the point of beginning.**

**Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on May 21, 2012, as Instrument Number 20120521-0043543, in the Register's Office for Davidson County, Tennessee.**

**Commonly known as: 508 Yokley Road, Nashville, TN 37207**

**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 3rd 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 3rd day of August, 2012.**

_____
**Notary Public**

**My commission expires:**

9-27-2015
**(Seal)**

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY