This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11540

Davidson County DEEDWARRSP
Recvd: 10/12/12 11:37 4 pgs
Fees:23.00 Taxes:1182.15
20121012-0093640

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 $ 319,500.00, 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 10th day of October, 2012.

Notary Public
My Commission Expires: 7-5-16
(Seal)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Barry Downer 1448 Neelys Bend Road Madison, TN 37115	NEW OWNER Same As New Owner	063 00 0 002.02 062 00 0 222.00 / 062 00 0 223.00

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

See attached Legal Description Exhibit A.

Commonly known as: 1448 Neelys Bend Road, Madison, TN 37115

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 24th day of September, 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 24th day of September, 2012.

HEATHER L. CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-27-2015
_____
(Seal)

Exhibit A

TRACT 1:

Being a Tract of Land located in the 9th Councilmanic District of Davidson County, Tennessee, being all of Map 62, Parcel 222 and Map 63, Parcel 2.02, as shown on the Davidson County Tax Map dated March 2005, and being more particularly described as follows:

COMMENCING at an old concrete monument located in the West margin of Neely's Bend Road, said point being 30 feet from centerline of said Right-Of-Way, and being the Southeast corner of the Marlin Meadows Subdivision, as recorded in Book 2133, Page 66, Register's Office for Davidson County, Tennessee; thence, with said Right-Of-Way, South 12 degrees 11 minutes 03 Seconds East, 213.60 feet to an old iron pipe; thence, South 12 Degrees 23 Minutes 51 Seconds East, 179.76 feet to a new iron rod; thence, South 11 Degrees 52 Minutes 36 Seconds East 551.83 feet to a new iron rod; thence, North 78 Degrees 07 Minutes 24 Seconds East 5.00 feet to a new iron rod; thence, South 11 Degrees 52 Minutes 36 Seconds East 317.92 feet to a common corner with the property conveyed to Judith Fox Barnes as described in Instrument Number 20040609-0068387, Register's Office for Davidson County, Tennessee, which is the TRUE POINT OF BEGINNING;

Thence from the TRUE POINT OF BEGINNING and continuing with said Right-Of-Way, South 11 Degrees 52 Minutes 36 Seconds East 296.50 feet to a new iron road, said point being the Northwest corner to Jack B. Barnes, ET UX, as described in Book 9061, Page 667; thence, South 73 Degrees 32 Minutes 09 Seconds West 315.97 feet to a new iron rod; thence, generally with a fence, South 81 Degrees 21 Minutes 24 Seconds West 965.97 feet to a point in an existing pond, said point is witnessed by a new iron rod located at the top of bank of said pond, being North 12 Degrees 12 Minutes 44 Seconds West 27.07 feet from said point, a common corner to Barnes and Judith Fox as recorded in Book 8467, Page 389, Register's Office for Davidson County, Tennessee; thence, South 82 Degrees 04 Minutes 28 Seconds West 1183.48 feet to a point lying on the 396 contour at the bank of the Cumberland River, passing a witness point consisting of a new rod at 1,133.48 feet; thence, with said contour, North 15 Degrees 51 Minutes 01 Seconds West 297.12 feet to a common corner with said Judith Fox Barnes; thence, North 82 Degrees 04 Minutes 43 Seconds East 1202.71 feet to an old iron rod; thence, North 81 Degrees 28 Minutes 59 Seconds East 965.76 feet to an old iron rod; thence, North 72 Degrees 54 Minutes 37 Seconds East 318.00 feet to the TRUE POINT OF BEGINNING, and containing 16.70 Acres.

TRACT 2:

Being a Tract of Land located in the 9th Councilmanic District of Davidson County, Tennessee, being all of Map 62, Parcel 224, as shown on the Davidson County Tax Map dated March 2005, and being more particularly described as follows:

COMMENCING at an old concrete monument located in the West margin of Neely's Bend Road, said point being 30 feet from centerline of said Right-Of-Way, and being the Southeast corner of the Marlin Meadows Subdivision, as recorded in Book 2133, Page 66, Register's Office for Davidson County, Tennessee; thence, with said Right-Of-Way, South 12 Degrees 11 Minutes 03 Seconds East 213.60 feet to an old pipe; thence, South 12 Degrees 23 Minutes 51 Seconds East 179.16 feet to a new iron rod; thence, South 11 Degrees 52 Minutes 36 Seconds East 497.34 feet to a common corner with Charles B. Fox, being Map 63, Parcel 167, at time of original survey as recorded in Instrument Number 20030908-0130908, and further described by Book 5849, Page 558, and Book 8454, Page 656, which is the TRUE POINT OF BEGINNING;

Thence from the TRUE POINT OF BEGINNING and continuing with said Rights-Of-Way, South 11 Degrees 52 Minutes 36 Seconds East 54.49 feet to a new iron rod; thence, North 78 Degrees 07 Minutes 24 Seconds East 5.00 feet to a new iron rod; thence, South 11 Degrees 52 Minutes 36 Seconds East 317.92 feet to a common corner with the property being conveyed to Bobby H. Moore or Lucy F. Moore, Trustee(s) under the Moore Family Living Trust, as recorded in Instrument Number 200008180081828, Register's Office for Davidson County, Tennessee; thence, leaving said Right-Of-Way, with the aforementioned Moore Property, South 72 Degrees 54 Minutes 37 Seconds West 318.00 feet to an old iron rod; thence, South 81 Degrees 28 Minutes 59 Seconds West 965.76 feet to an old iron rod, the Northeast corner to Bobby H. Moore or Lucy F. Moore, Trustee(s) under the Moore Family Living Trust, recorded in Instrument No. 200008180081824, Register's Office for Davidson County, Tennessee; thence, South 82 Degrees 04 Minutes 43 Seconds West 1202.71 feet to a point lying on the 396 contour at the bank of the Cumberland River, passing a witness point consisting of a new iron rod (50 feet) at 1152.71 feet; thence, with said contour, North 21 Degrees 12 Minutes 33 Seconds West, 416.58 feet; thence, leaving said river, North 81 Degrees 29 Minutes 00 Seconds East 691.44 feet to a new iron road, the Southeast corner of the property described in Book 8454, Page 656, Register's Office for Davidson County, Tennessee, passing a witness point set at 50 feet, said corner being South 11 Degrees 42 Minutes 12 Seconds East from an old iron rod, the Southwest corner to Charles B. Fox, as recorded in Instrument No. 20030908-0130907, and also described in Book 8454, Page 650, said Register's Office for Davidson County, Tennessee; thence, North 81 Degrees 29 Minutes 00 Seconds East 1856.13 feet to the TRUE POINT OF BEGINNING, and containing 23.86 Acres.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on February 13, 2012, as Instrument Number 20120213-0012543, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013