#6221 Return to:

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120084797 DEEDWARRSP
Recvd: 11/06/12 10:46 3 pgs
Fees:18.00 Taxes:1147.00
20121106-0102312

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11639

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 $310,000, 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 29th day of October, 2012.

Notary Public
My Commission Expires:_____
(Seal)

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Alex E. Tron Pierce 4849 Brick Church Pike Goodlettsville, TN 37072	SWBC 9311 San Pedro Ste. 100 San Antonio TX 78216	02400006000

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 Alex E. Tron Pierce,* Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

*unmarried

A certain tract or parcel of land in Davidson County, Tennessee, being Tract Number 4, and described according to a survey by Ray G. Cole, Registered Land Surveyor Number 924, dated January 14, 1993, and revised June 11, 1993, and described as follows:

Beginning at an iron pin (new) at a fence corner in the line of Donna Allison Shell (Deed Book 8570, Page 31) and the most Northeast corner of L.B. Kiber (Deed Book 5448, Page 119); thence with the line of said Kiber North 83 degrees 10 minutes 38 seconds West, 246.71 feet to an iron pin (new) at a fence corner; thence continuing with the line of said Kiber South 53 degrees 49 minutes 36 seconds West, 395.96 feet to an iron pin (new) in the line of said Kiber, corner to Tract 5, this survey; thence North 64 degrees 00 minutes 21 seconds West, 613.74 feet to an iron pin (new); thence North 54 degrees 41 minutes 17 seconds West, 336.35 feet to an iron pin new in the margin of Brick Church Pike; thence with the margin of said pike North 40 degrees 45 minutes 23 seconds East, 137,06 feet to an iron pin (new) in the margin of said pike, corner to Tract 3, this survey; thence leaving said pike South 49 degrees 14 minutes 17 seconds East, 300.00 feet to an iron pin (new); thence North 88 degrees 19 minutes 06 seconds East, 1093.73 feet to an iron pin new in the line of said Shell; thence with the line of said Shell, South 05 degrees 31 seconds 50 minutes West, 200.00 feet to the beginning, containing 7.00 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 5, 2011, and recorded as Instrument 20111205-0094376, Register's Office for Davidson County, Tennessee.

Commonly known as: 4849 Brick Church Pike, Goodlettsville, TN 37072

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 8th day of October, 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 October, 2012.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-17-2015

(Seal)

File No.: 6221

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, being Tract Number 4, and described according to a survey by Ray G. Cole. Registered Land Survey Number 924, dated January 14, 1993 and revised June 11, 1993 and described as follows:

Beginning at an iron pin (new) at a fence corner in the line of Donna Allison Shell (deed Book 8570. page 31) and the most Northeast corner of L. B. Kiber (deed Book 5449, page 119); thence with the line of said Kiber North 83 degrees 10 minutes 38 seconds West, 246.71 feet to an iron pin (new) at a fence corner; Thence continuing with the line of said Kiber South 53 degrees 49 minutes 36 seconds West, 395.96 feet to an iron pin (new) in the line of said Kiber, corner to Tract 5, this survey; thence north 64 degrees 00 minutes 21 seconds West, 613.74 feet to an iron pin (new); thence North 54 degrees 41 minutes 17 seconds West, 336.35 feet to an iron pin new in the margin of Brick Church Pike, thence with the margin of said pike North 40 degrees 45 minutes 23 seconds East 137.