Record & Return To:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-12639

BILL GARRETT, Davidson County
Trans:T20120092991 DEEDWARRSP
Recvd: 12/05/12 13:34 2 pgs
Fees:13.00 Taxes:288.60

20121205-0112019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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 $ 78,000.00 , 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 3rd day of December , 2012 .

Notary Public
My Commission Expires: April, 12, 2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Steven Vanslyke 3302 Hawkwood Lane Nashville, TN 37207	New Owner	050 110 044.00

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 Steven Vanslyke, an unmarried person, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 603 and the South one half of Lot Number 604 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, Pages 79 and 80, Register's Office for said County.

Said Lot Number 603 fronts 81.09 feet on the Easterly side of Hawkwood Lane and runs back between lines, 102.85 feet on the Southerly side and 141.0 feet on the Northerly side, to the Northwesterly line of Lot Number 601, measuring 78.7 feet thereon.

Said South one half of Lot Number 604 fronts 37.5 feet on the Easterly side of Hawkwood Lane and runs back between lines, 141.0 feet on the Southerly side and 140 feet, more or less, on the Northerly side, to the Westerly line of Lot Number 599, measuring 37.5 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed May 4, 2012, as Instrument Number 20120504-0038348, Register's Office of Davidson County, Tennessee.

Commonly known as: 3302 Hawkwood Lane, 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 26th 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: _____
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel R. Osborne, 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 26th day of October, 2012.

_____
Notary Public

My commission expires:

9.27.2015

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY