This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13013

STATE OF Tennessee)
COUNTY OF Sumner)
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 $ 145000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BILL GARRETT, Davidson County
Trans:T20130001872 DEEDWARRSP
Recvd: 01/08/13 09:29 2 pgs
Fees:13.00 Taxes:536.50
20130108-0002261

Grantee or Agent of Grantee

Subscribed and sworn to before me this 4 day of January, 2013.

Notary Public
My Commission Expires: 4-23-16
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Daryl Bennett 1072 Brookside Woods Boulevard Hermitage, TN 37076	People's Home Equity 150 N Seven Oaks Knoxville TN 37912	075 120B 104.00

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 Daryl Bennett, unmarried Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 38 on the Plan of Brookside Woods, Phase One and a Portion of Phase Two, Section 5, as of record in Instrument No. 20011011-0110735, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including declaration of Covenants and Conditions and Restrictions of record in Book 10444, Page 213, as amended of record in Book 11103, Page 156; Book 11453, Page 900; by-laws of record in Book 10444, Page 230; Articles of Incorporation of Brookside Woods Homeowner's Association of record in Book 10451, Page 506; Quitclaim Deed to common areas of record in Book 11450, Page 112; Easement for sewer and storm drainage of record in Book 11125, Page 436, and Book 11497, Page 577; Utility Easement of record in Instrument Number 20020819-0099791; Easement of record in Book 5609, Page 627; PUD Boundary survey of record in Book 9700, Page 350; Easements, Covenants, and Conditions as shown on the Plan of record in Instrument Number 20011011-0110735, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on March 22, 2010, as Instrument Number 20100322-0021048, Register's Office for Davidson County, Tennessee.

Commonly known as: 1072 Brookside Woods Boulevard, Hermitage, TN 37076

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 19th day of December, 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 19th day of December, 2012.

_____
Notary Public

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:

9-27-2015

(Seal)