This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13262

BILL GARRETT, Davidson County
Trans:T20130016170 DEEDWARRSP
Recvd: 02/27/13 10:10 2 pgs
Fees:13.00 Taxes:222.00

20130227-0019464

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 $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Grantee or Agent of Grantee

Subscribed and sworn to before me this 26th day of February, 2013.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Boyce Davis, Jr. and Dijuana Davis 4380 Cato Road Nashville, TN 37218	New Owner	058 00 0 019.00

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 Boyce Davis, Jr., unmarried, and Dijuana Davis, unmarried, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in the 13th, formerly the 23rd, Civil District of said County and State, being part of Lot No. 1 of Exhibit A on the Plan of the subdivision of the lands of Dr. J. H. Jordan, deceased, as of record in Plan Book 2, Page 79, Chancery Court at Nashville, described according to a survey made by Hickerson-Miller Engineers-Surveyors, June 27, 1955, as follows:

Beginning at an iron pin on the Easterly margin of Cato Road, South 27 deg. 48 minutes East 192.2 feet from the Southwest corner of that part of said Lot No. 1 conveyed to Grover Cleveland Breedlove and wife, by deed from Andy Glaus, Jr. and wife, of record in Book 2340, Page 29, as corrected in book 2448, Page 109, Registers Office for said County; thence South 89 deg. 20 minutes East 484.3 feet to an iron pin in the Western boundary line of that part of said Lot No. 1 conveyed to James T. Putnam and wife, by deed from Andy Glaus, Jr. and wife, of record in Book 2545, Page 459, said Registers Office; thence with said Putnams Western boundary line, South 10 deg. 30 minutes East 88.5 feet and South 27 deg. 48 minutes East 56.5 feet to an iron pin; thence South 85 deg. 05 minutes West 433 feet to an iron pin on the Easterly margin of said Road; thence with same, North 27 deg, 48 minutes West 200 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on September 11, 2012, as Instrument Number 20120911-0082209, Register's Office for Davidson County, Tennessee.

Commonly known as: 4380 Cato Road, Nashville, TN 37218

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 4th day of February, 2013.

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 4th day of February, 2013.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-27-2015
_____
(Seal)