This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-14213

BILL GARRETT, Davidson County
Trans:T20130091710 DEEDWARRSP
Recvd: 10/25/13 10:02 2 pgs
Fees:13.00 Taxes:655.27
20131025-0111289

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 $177,100.00, 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 24th day of October, 2013.

Notary Public
My Commission Expires: 7/3/17
(Seal)

DUSTIN DUNN STATE OF TENNESSEE NOTARY PUELIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Pierre Delinois 1025 Wade Avenue Nashville, TN 37203	Wells Fargo Bank, N.A. 1525 W W T Harris Boulevard, 2nd Floor Charlotte, NC 28262	105 09 0 267.00

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 Pierre Delinois, a married man, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

A certain tract parcel of land in Davidson County, State of Tennessee, described as follows, to -wit:

Land in Davidson County, Tennessee, being the East Half of Lot Number 21 on the Map of A.V. Jones Subdivision of certain blocks in Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40.95 feet on the South side of Wade Avenue, formerly Wallace, and runs back between parallel lines, 150 feet to an alley.

This being the same property conveyed to the Federal National Mortgage Association by Trustee's Deed filed on May 2, 2011, as Instrument Number 20110502-0033534, Register's Office for Davidson County, Tennessee.

Commonly known as: 1025 Wade Avenue, Nashville, TN 37203

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 their 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 20th day of September, 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 20th day of September, 2013.

_____
Notary Public

My commission expires:

7/3/17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY