This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-14902

BILL GARRETT, Davidson County
Trans:T20140025343 DEEDWARRSP
Recvd: 04/15/14 09:44 3 pgs
Fees:18.00 Taxes:362.60
20140415-0031389

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 $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katrina Frierson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 14th day of April, 2014.

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

DUSTIN DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Katrina Frierson 1902 Hailey Avenue Nashville, TN 37218	NEW OWNER	08101002900 / 08101002800

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association, whose address is P.O. Box 650043, Dallas, TX 75265-0043, 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. 20131217-0127478, 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 Katrina Frierson, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

See attached legal description exhibit A.

Commonly known as: 1902 Hailey Avenue, 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 her 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 2nd day of April, 2014.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Michael N. Wennerlund, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael N. Wennerlund, 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 2nd day of April, 2014.

_____
Notary Public

My commission expires:

7/3/17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Two tracts of land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee, on the Southeasterly margin of Hailey Avenue, 600 feet North of Doak Avenue, Tract 1 being the Northerly 15 feet of Lot 22, all of Lots 23 through 25 and the Southerly 20 feet of Lot 26, Block A on the Revised Plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux according to an unrecorded survey dated May 13, 1941, by Blanchard and Parrish, Engineers, said part of Lot 22, all of Lots 23 through 25 and part of Lot 26 having been part of Lots 56 and 57 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) recorded November 16, 1927, and;

Tract 2 being part of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) recorded November 16, 1927, said Tract 1 and 2 described together according to a boundary survey dated May 17, 2005, by Campbell McRae and Associates Surveying, Inc. (John Hood TN RLS No. 1833) as follows: Beginning at a nail (old) in the Southeasterly margin of Hailey Avenue (40 foot wide right of way); said nail being located North 31 degrees 59 minutes 58 seconds East 600 feet from the Northerly right of way of Doak Avenue and being 10 feet North of the original Northeast corner of Lot 21 on the Revised Plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (not of record) dated May 13, 1941, by Blanchard and Parrish Engineers, and further described as the Northeast corner of the Derrick Leonard and Christy Leonard land (Instrument No. 20040303-0023911, Register's Office of Davidson County, Tennessee); thence with the Southeasterly margin of said Hailey Avenue North 31 degrees 59 minutes 58 seconds East 110.00 feet to an iron rod (new) at the Northwest corner of the E. J. Putnam land (Book 2100, Page 87, Register's Office of Davidson County, Tennessee), said corner being 5 feet South of the original Northeast corner of Lot 26 of said unrecorded plan; thence leaving said Hailey Avenue with said Putnam South 57 degrees 00 minutes 13 seconds East 153.09 feet to an iron rod (new); thence North 29 degrees 48 minutes 13 seconds East 5.00 feet to an iron rod (new) at the original Northeast corner of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) and being the Northwest corner of Lot 38 (Book 547, Page 155, Register's Office of Davidson County, Tennessee) owned by Robert H. Herman (Book 10781, Page 915, Register's Office of Davidson County, Tennessee); thence with said Herman South 56 degrees 59 minutes 24 seconds East 15.31 feet to an iron rod (new) at the Northeast corner of the Rawleigh Sanders land (Book 4778, Page 971, Register's Office of Davidson County, Tennessee); thence with said Sanders and severing said Lot 37, South 27 degrees 25 minutes 39 seconds West 100.00 feet to an iron rod (new), said rod being located North 56 degrees 59 minutes 24 seconds West 138 feet from an iron pipe (old) on the Northerly margin of River Drive (40 foot wide right of way) located at the Southwest corner of said Lot 37 and being in the Northerly line of the David Lovell land (Instrument No. 20041012-0123074, Register's Office of Davidson County, Tennessee); thence with said Lovell, North 56 degrees 59 minutes 24 seconds West 19.46 feet to an iron rod (new) at the original Northwest corner of said Lot 37; thence South 29 degrees 48 minutes 13 seconds West 15.48 feet to an iron rod (old) at said Leonard's Southeast corner; thence with said Leonard North 57 degrees 00 minutes 13 seconds West 157.31 feet to the point of beginning, containing 0.43 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded on February 26, 2014, as Instrument Number 20140226-0016212, Register's Office for Davidson County, Tennessee.