Prepared by: Bicentennial Title + Escrow
2290 Rosa L. Parks Blvd Ste 300
Nashville Tn 37228

Revised 01/02/92
TN (Conventional)

REO No. A08J269

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto **Jonathan David Frady** unmarried and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 921 Fitzpatrick Road, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, **Jonathan David Frady** unmarried, and their assigns, forever.

Grantee, **Jonathan David Frady** unmarried, whose address 921 Fitzpatrick Road, Nashville, TN 37214, is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Assistant Secretary this 30th day of January 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston, Assistant Secretary

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Colleen Liston, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that she as such **Assistant Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as **Assistant Secretary**.

Witness my hand and seal at office, this 30th day of January 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

ARIANNA KING
Notary Public, State of Texas
My Commission Expires
April 12, 2010

Davidson County DEEDWARR
Recvd: 02/11/09 12:32 2 pgs
Fees:13.00 Taxes:388.50
20090211-0011910

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Jamie Crews
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF February

Tabatha Edwards
Notary

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011

My Commission Expires:

Map & Parcel: 108-04-0-034.00

NEW OWNER: Jonathan David Frady
921 Fitzpatrick Road
Nashville, Tennessee 37214

SEND TAX BILLS TO: Pinnacle National Bank
211 Commerce St Ste 300
Nashville Tn 37201

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 69, as shown on the map entitled the Plan of Larchwood, Section Two, of record in Plat Book 5200, pages 57, 58 and 59 and amended in Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080918-0095330, dated September 11, 2008, said Register's Office.