**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009111544TN1

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 13 day of November, 2009, by and between **Federal National Mortgage Association by and through its Attorney-in-Fact, Johnson & Freedman LLC, with Brian Widener signing as Attorney of Johnson & Freedman, LLC (Power of Attorney on record in the Office of the Shelby County Register as Instrument No. 09130828)** as party of the first part, located at 14221 Dallas Parkway, Ste, 1000, Dallas, Texas 75254 and, **John Croghan** , party of the second part located at
1505 Electric Avenue, Nashville, TN 37206

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Being Lot No. 83 on the plan of Shelby Village No. Two of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the Northerly Margin of Electric Aveneue at the corner of Lots Nos. 83 and 84; Thence with the line between said lots, Northwesterly 121.5 feet to the corner of Lot No. 82; Thence with the line bewteen said lots Nos. 82 and 83, Northeasterly 106.2 feet to the Westerly margin of South 16th Street; thence around said curve Southwesterly 53.8 feet to the margin of Electric Avenue; Thence with the margin of the same Southwesterly 45.6 feet to the point of beginning being the same property conveyed to Andrea Nicols, from Martha L. Reyes, a married woman by deed on April 7, 2005, of record in instrument number 200504140041726, Registers Office for Davidson County, Tennessee.

The last recorded Deed was filed at Instrument 20091009-0094208 in the Registers Ofice of Davidson County, TN.

Property: 1505 ELECTRIC AVENUE NASHVILLE TN 37206
Parcel ID No.: 094-01-0-417.00



BILL GARRETT, Davidson County
Trans:T20090078658 DEEDWARR
Recvd: 11/19/09 09:38 4 pgs
Fees:23.00 Taxes:199.80
20091119-0106440

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

**Federal National Mortgage Association**

BY: _____

TITLE: Brian Widener as Attorney-in-Fact

STATE OF Georgia

COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Widener, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Attorney of Johnson & Freeman LLC c/s Attorney-in-Fact of Federal National Mortgage Association the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 13 day of November, 2009

DEBRA M. PREMIER NOTARY PUBLIC GEORGIA March 2011 GWINNETT COUNTY

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Notary Public

My Commission Expires:_____

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Property: 1505 ELECTRIC AVENUE NASHVILLE TN 37206
Parcel ID No.: 094-01-0-417.00
File Number: FNM2009111544TN1

Mail Tax Notices To and Property Owner:
**John Croghan**
**1505 Electric Ave.**
**Nashville, TN 37206**

I, or we, 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 $ 54,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 day of November, 2009

DEBRA M. CORMIER NOTARY PUBLIC GWINNETT COUNTY GEORGIA

Notary Public

My Commission