THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009101504TN1

BILL GARRETT, Davidson County
Trans:T20090084438 DEEDWARRSP
Recvd: 12/15/09 10:45 4 pgs
Fees:23.00 Taxes:547.60
20091215-0114183

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of November, 2009, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **Changqing Zhang and Jijan Zheng,** party of the second part located at _____;

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 Unit 346, Legal Lot 118, on the Plan of West Park, Phase 3, as shown by plat of record in Master Deed for West Park Homeowners Association, Inc., of record as instrument number 200403040024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record as instrument number 200412210151636, and also amended in instrument 200602020013378, Register's Office for Davidson County, Tennessee, to which plat reference is hereny made for a more compelte description. Being the same property conveyed to Phyllis J. Turpen by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, recorded simultaneously herewith of record in instrument No. 200607130084587, Register's Office for Davidson County, Tennessee.

The last recorded Deed was filed of record at Instrument No. 20091006-0092856 in the Register's Office of Davidson County, TN.

Property: 7277 CHARLOTTE PIKE #346 (UNIT 118) NASHVILLE TN 37209
Parcel ID No.: 114-08-0C-122.00-C0

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 Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY:_____

TITLE:_____

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-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 25 day of November, 2009

_____
Notary Public

DEBRA M. COLLIER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA May 5, 2011

My Commission Expires:_____

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Mail Tax Notices To and Property Owner:

Changqing Zhang & Jiren Zheng
7277 Charlotte Pike, #346
Nashville, TN 37209

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 $ 148,000 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 25 day of November 2009

DEBRA M. CORMIER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA May 5, 2011

Notary Public

My Commission