THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010010015TN1

Davidson County DEEDWARRSP
Recvd: 03/02/10 10:32 4 pgs
Fees:23.00 Taxes:324.49
20100302-0015742

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 15th day of February, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **Karen Kennedy** , party of the second part located at 2512 Solon Dr. Nashville, TN ;

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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County, and described as follows: Beginning at a point in the Northwesterly margin of Salon Drive at the common corner of Lots Nos. 47 and 48; thence with the line between said lots, Northwesterly 224.2 feet to a point in the Easterly line of Lot no. 77; thence with the line between Lots 47 and 77, Northerly 88.7 feet to a point in the Southerly line of Lot 119; thence with the line between Lots 47 and 119, Southeasterly 124 feet to a concrete monument; thence South 2 deg. 28 min. West 169.6 feet to a concrete monument in the Northwesterly margin of Salon Drive; thence with the margin of the same; Southwesterly 48.2 feet to the beginning. Being the same property conveyed to Patrick Webb and Brittany Webb, husband and Wife, by deed from Aeolia L. Whitaker, unmarried, or record as Instrument No. 20061205-0150224, dated December 4, 2006, said Register's Office.

Property: 2512 SOLON DRIVE NASHVILLE TN 37206
Parcel ID No.: 083-04-0-056.00

Being the same property conveyed to Federal National Mortgage Association, by deed from Nationwide Trustee Services, Inc., as Substitute Trustee, on December 10, 2009, of record in Book 200912170114889, page , Register's Office for Davidson County, Tennessee.

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: Associate

STATE OF GEORGIA

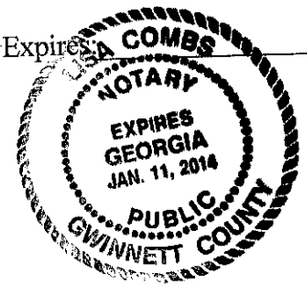
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy H. Wolf of Johnson & Freedman, LLC, 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 15 day of February, 2010

_____
Notary Public

My Commission Expires: _____



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Property: 2512 SOLON DRIVE NASHVILLE TN 37206
Parcel ID No.: 083-04-0-056.00
File Number: FNM2010010015TN1

Mail Tax Notices To and Property Owner:
Karen Kennedy
2512 Solon Dr.
Nash. 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 $ 87,701.00 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 15 day of February, 2010

Notary Public

My Commission

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 11, 2014

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY