THIS INSTRUMENT PREPARED
BY ~~& RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010010045TN1

Return to:
A Title Quest
Two International Plaza 601
Nashville TN 37127

BILL GARRETT, Davidson County
Trans:T20100012218 DEEDWARRSP
Recvd: 03/02/10 11:03 4 pgs
Fees:23.00 Taxes:151.70
20100302-0015849

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 23rd 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, **Timothy McKinney**, party of the second part located at 904 Patio Dr. Nashville TN 37214; *an unmarried man

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 all of Lot No. 2 Unit No. 28 on the plan of Condominium site of Phase One, Section One and Two, Patio Villa, according to the Master Deed of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 458, said Register's Office of Davidson County, Tennessee, and more particularly described on Plat Book 5200, Page 458, said Register's Office, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same property conveyed to Joshua David Raymer by deed from Cindy M. Belcher-Pain, married, as of record in Instrument Number 200201180007659, Register's Office for said County.

The last recorded Deed was filed of record at Instrument Number 20091002-0091497 in the Register's Office of Davidson County, Tennessee.

Property: 904 PATIO DRIVE NASHVILLE TN 37214
Parcel ID No.: 108-07-0A-028.00-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: Associate Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Malisha Anderson 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 23rd day of February, 2010

_____

Notary Public

My Commission Expires: _____

LISA COMBS NOTARY PUBLIC GWINNETT EXPIRES GEORGIA JAN 11 20[illegible]

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Property: 904 PATIO DRIVE NASHVILLE TN 37214
Parcel ID No.: 108-07-0A-028.00-C0
File Number: FNM2010010045TN1

Mail Tax Notices To and Property Owner:
904 Patton Dr.
Nashville TN 37214

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 $ 41,000 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 23 day of February, 2010

Notary Public

My Commission

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