THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010010108TN1

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT10010033

BILL GARRETT, Davidson County
Trans:T20100012250 DEEDWARRSP
Recvd: 03/02/10 11:45 4 pgs
Fees:23.00 Taxes:1017.50
20100302-0015873

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th 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, **Charles Martin and wife Paula S. Martin,** party of the second part located at 2805 Lealto Ct., Nashville, TN 37214

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 the 3rd, formerly 2nd Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Nob Hill, as of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman, from Barbara Ann Meroney, unmarried, by deed dated August 1, 2006 of record in Instrument No. 20060802-0093954 in the Davidson County Register's Office.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated 12/22/09 and recorded 12/31/09 in Instrument Number 20091231-0118889; Nationwide Trustee Services, Inc. was appointed Substitute Trustee by Appointment of Substitute Trustee from SunTrust Mortgage, Inc., dated 10/22/09 and recorded 11/9/09 in Instrument Number 20091109-0103366 (pursuant to terms and as a result of default on Deed of Trust executed by Michael J. Buhler-Freeman and Julie A. Buhler-Freeman of record in Instrument Number 20060802-0093955); previously conveyed to Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman by Warranty Deed from Barbara Ann Meroney, unmarried, dated 8/1/06 and recorded 8/2/06 in Instrument Number 20060802-0093954, Register's Office for Davidson County, Tennessee.

Property: 2805 LEALTO COURT NASHVILLE TN 37214
Parcel ID No.: 085-09-0-027.00

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 Ms Vishia 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 25 day of February, 2010

TERI L. WEBB NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22ND, 2011

_____
Notary Public

My Commission Expires:_____

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Mail Tax Notices To and Property Owner:

SunTrust Mortgage,Inc.
901 Semmes AVe.,
Richmond, VA 23224

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 $ 175,000.00 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 25 day of February, 2010

TERI L. WEBB NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22ND, 2011

Notary Public

My Commission