THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009090870TN1

BILL GARRETT, Davidson County
Trans:T20100031281 DEEDWARRSP
Recvd: 05/25/10 08:11 3 pgs
Fees:18.00 Taxes:815.85
20100525-0040113

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 10 day of May, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254 and, **Mark Goins and Rebecca Goins ,** party of the second part located at 312 Rosa L Parks Ave, 9th Flr, William Snodgrass Bldg, Nashville, TN 37243

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 land in Davidson County, Tennessee, being Lot No. 70, on the plan of Meadows of Seven Points, Phase Three, Rev. One, as shown on plat of record as Instrument No. 200210220129513, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Last deed of record was recorded at Instrument No. 20090619-0057117, Davidson County, TN records.

Property: 1612 Sarahs Cove Hermitage TN 37076
Parcel ID No.: 098 13 0C 080.00

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, Pursuant to Power of Attorney located at Instrument No. 09130828, Shelby County, Tennessee Records

BY:_____

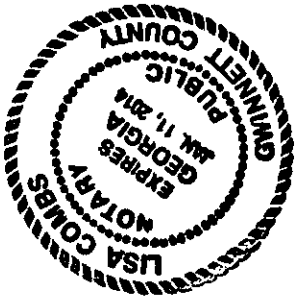
TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H. Wolf, an Associate 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 for 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 10 day of May 2010



_____
Notary Public

My Commission Expires:_____

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Parcel ID No.: 098 13 0C 080.00
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Mail Tax Notices To and Property Owner:
Mark Goins & Rebecca Goins
312 Rosa L Parks Ave, 9th Flr.
William Snodgrass Tower
Nashville Tennessee 37243

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 $ 220,500.00 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 10 day of May 2010

Notary Public

My Commission

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