THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010051507TN1

BILL GARRETT, Davidson County
Trans:T20100035583 DEEDWARRSP
Recvd: 06/11/10 10:07 4 pgs
Fees:23.00 Taxes:399.60
20100611-0045425

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20 day of May, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 and, **JACK DAVIS, JR ,** party of the second part located at 1120 Springfield Hwy Goodlettsville TN 37072

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. 5 on the Plan of Crestmont Estates, as of record in Plat Book 4675, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot. Being the same property conveyed to the Grantors by deed which is being placed of record at Instrument No. 20050517-0055460 in the Register's Office for Davidson County, TN.

The last Deed of record was filed at Instrument Number 20090722-0068655 in the Register's Office of Davidson County, Tennessee.

Property: 1208 CRESTMONT COURT NASHVILLE TN 37207
Parcel ID No.: 041-03-0-040.00

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: Tiffiny H. Wolf, Assoc Atty

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 of Johnson & Freedman, L.L.C., 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 19th day of May, 2010.

SHAUN R. RILEY NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA SEPT. 13, 2011

Shaun R. Riley

Notary Public

My Commission Expires: _____

****

Property: 1208 CRESTMONT COURT NASHVILLE TN 37207
Parcel ID No.: 041-03-0-040.00
File Number: FNM2010051507TN1

Mail Tax Notices To and Property Owner:

Jack Davis
~~1208~~ 1120 Springfield Hwy
Goodlettsville TN 37072

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 $ 108,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Jack Davis Jr.
Affiant

Subscribed and sworn to before me this 20th day of May 2010,

MICHAEL T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission : 3/31/14