THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010041121TN1

BILL GARRETT, Davidson County
Trans:T20100042359 DEEDWARRSP
Recvd: 07/12/10 08:21 4 pgs
Fees:23.00 Taxes:1017.13
20100712-0054152

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 30th day of June, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway Suite 1000, Dallas, TX 75254 and, **KIMBERLY LAWLER**, party of the second part located at 5511 Deer Run Road, Joelton, TN 37080

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 Tract 1 of Coopertown Farms and being more particularly described according to a survey by Joe M. Cummings, License No. 1513, dated February 18, 1994, as follows: Beginning at an iron pin at the intersection of easterly boundary line of property owned by W.H. Culwell et ux, of record in Deed Book 6489, page 930, in the Register's Office of Davidson County, Tennessee, with the northerly right-of-way (25 feet from the centerline) of Coopertown Road, being 0.98 miles along said right-of-way from its intersection with White's Creek Pike; thence with said boundary line, North 12 degrees 46 minutes 53 seconds West 801.62 feet to an iron pin; thence, severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913, in said Register's Office, North 77 degrees 13 minutes 07 seconds East 239.07 feet to an iron pin; thence, continuing to sever said Caudill property with the westerly margin of a fifty foot wide easement for ingress/egress, drainage and utilities as follows: South 12 degrees 46 minutes 53 seconds East 200.19 feet to the beginning of a curve concave to the east and having a radius of 2158.22 feet; thence, with said curve southerly an arc distance of 408.51 feet to the point of tangency; thence South 23 degrees 29 minutes 36 seconds East 175.22 feet to the beginning of a curve concave to the west and having a radius of 25.00 feet; thence, with said curve southerly an arc distance of 37.56 feet to the point of tangency intercepting a curve in said northerly right-of-way of Coopertown Road concave to the southeast and having a radius of 706.13 feet; thence with said curve and right-of-way; southwesterly and arc distance of 92.54 feet through a central angle of 7 degrees 30 minutes 32 seconds to the point of tangency; thence, continuing with said right-of-way as follows: South 55 degrees 04 minutes 34 seconds West 22.76 feet to the beginning of a curve concave to the northwest and having a radius of 244.01 feet; thence, with said curve, southwesterly an arc distance of 45.23 feet to the point of tangency; thence, south 65 degrees 41 minutes 34 seconds West 141.84 feet to the beginning. Being the same property conveyed to Marilyn Johnson and husband, Vernon Johnson, by deed Jeffery S. Copeland and wife, Kimberly R. Copeland, dated August 19, 1997, of record in Book 10578, page 352, said Register's Office. The said Marilyn Johnson and Vernon Johnson have since divorced. The said Marilyn Johnson conveyed her interest to the property to Vernon Johnson, unmarried, by Quitclaim Deed dated September 10, 2003, of record in Instrument no. 20030916-0135914, said Register's office.

The last Deed of record was filed at Instrument Number 20100407-0025996 in the Register's Office of Davidson County, Tennessee.

Property: 5511 DEER RUN ROAD JOELTON TN 37080
Parcel ID No.: [illegible] 4-183.00

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: _____

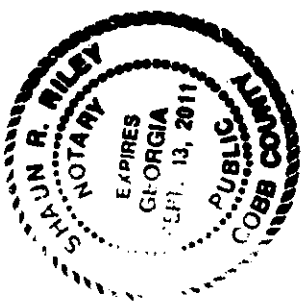
ATTY IN FACT

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____ 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 30 day of June, 2010.



_____
Notary Public

My Commission Expires: _____

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Property: 5511 DEER RUN ROAD JOELTON TN 37080
Parcel ID No.: 058082 00021
File Number: FNM2010041121TN1

Mail Tax Notices To and Property Owner:
FRANKLIN SYNERGY BANK
3301 ASPEN GROVE DRIVE, STE. 200
FRANKLIN, TN 37067

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 $ 274,900.00 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 30 day of June, 2010

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

Notary Public

My Commission