RECORD 1ST

THIS INSTRUMENT PREPARED
BY & ~~RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009111800GA1

Please return to:
Main Street Title
3530 Central pike, ste 102A
Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20100043316 DEEDWARRSP
Recvd: 07/15/10 09:27 4 pgs
Fees:23.00 Taxes:321.90
20100715-0055430

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 23rd 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, Texas 75254 and, **Sheldon Kahan** , party of the second part located at P.O. Box 50751, Nashville, TN 37205.

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 UNIT NO. 22B ON THE PLAN OF MCPHERSON PLACE TOWNHOMES, AS SHOWN ON THE COLLECTIVE EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MCPHERSON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20060601-0064701, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED FROM NATIONWIDE TRUSTEE SERVICES, INC. OF RECORD IN INSTRUMENT NO. 20091019-0096254, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Property: 746 MCPHERSON DRIVE NASHVILLE TN 37221
Parcel ID No.: 142-14-0C-065.00

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: ANDERSON 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 Makisha Anderson 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 23rd day of June, 2010.

Notary Public

My Commission Expires:

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

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Mail Tax Notices To and Property Owner:

Sheldon J Kahan, 746 McPherson Drive, 22B, Nashville, TN 37221

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 $ 87,000.00 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 23rd day of June, 2010

Notary Public

My Commission

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