THIS INSTRUMENT PREPARED
BY & RETURN TO:
BRIAN K WIDENER
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009111856TN1

BILL GARRETT, Davidson County
Trans: T20100047238 DEEDWARRSP
Recvd: 08/02/10 13:55 3 pgs
Fees: 18.00 Taxes: 475.91
20100802-0060414

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 18 day of June, 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, **JAMES A. MCKINNEY AND MABLE MCKINNEY**, party of the second part located at 2717 Pennington Bend Rd, 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:

BEING LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Isham Cuibreath Subdivision of Tract 5 in the unrecorded subdivision of L.P. Forkuin Lane as of record in Book 4715, Page 39, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 104.64 feet on the eastern margin of Pennington Bend Road and runs back 589.72 feet on the northerly line and 590.76 feet on the southerly line to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Federal National Mortgage Association from Nationwide Trustee Services, Inc., Substitute Trustee dated 10/15/09, filed 10/28/09 in Instrument No. 20091028-0099377, Davidson County Records.

THE LAST RECORDED DEED WAS FILED OF RECORD IN INSTRUMENT NO. 20091028-0099377, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TN.

Property: 2715 PENNINGTON BEND NASHVILLE TN 37214
Parcel ID No.: 062 00 0 106.00

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: M. 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 M. Anderson, Associate, of Johnson & Freedman, LLCwith 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 18 day of June 2010.

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUL 11, 2014

_____
Notary Public

My Commission Expires: _____

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Mail Tax Notices To and Property Owner:
James A. McKinney and Mable McKinney
2717 Pennington Bend Rd.
Nashville, TN 37214

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 $ 128,625.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and ~~voluntary~~ sale.

Affiant MARSHALL AS ATT IN FACT

Subscribed and sworn to before me this 18 day of June 2010.

Notary Public

My Commission

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