THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010061783TN1

BILL GARRETT, Davidson County
Trans:T20100048262 DEEDWARRSP
Recvd: 08/05/10 09:20 4 pgs
Fees:23.00 Taxes:784.40
20100805-0061634

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 30th day of July, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste 1000, Dallas, Texas 75254 and, **EMAD ASKANDER AND AMAL G. SOLIMAN ,*** party of the second part located at 7812 Oakfield Grove, Brentwood; TN 37027.
*husband and wife

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 WILLIAMSON, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 18 on the Plat of Centex at Concord Phase 2, of record in Instrument No. 20051011-0122365, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. Being the same property conveyed to Hoa Thuan Nguyen, an inmarried woman by deed from Centex Homes, a Nevada Gerneral Partnership recorded of record in instrument No. 20070117-0006803, Register's Office for Davidson County.

The last Deed of record was filed at Instrument Number 20100211-0010723 in the Registers Office of Davidson County, Tennessee.

Property: 7812 OAKFIELD GROVE BRENTWOOD TN 37027
Parcel ID No.: 181-10-0B-035.00-CO

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: _____

Ma'Kiahla S. Anderson
Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ma'Kiahla Anderson 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 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 July 2010

Erica T. Porter
Notary Public

ERICA T. PORTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

My Commission Expires: 5/24/2014

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Parcel ID No.: 181-10-0B-035.00-CO
File Number: FNM2010061783TN1

Mail Tax Notices To and/Property Owner:
SWBC Mortgage
213 Overlook Circle, Suite A-4
Brentwood,TN 37027

New Owner:
Emad Rasmy Askander
7812 Oakfield Grove
Brentwood, TN 37027

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 $212,000.00 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 30 day of July, 2010

Notary Public

My Commission 5/24/2014

ERICA T. PORTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 24, 2014

Emad Askander is also known as Emad Rasmy Askander.

Amal G. Soliman is also known as Amal Soliman.