THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010051697TN1

BILL GARRETT, Davidson County
Trans: T20100049179 DEEDWARRSP
Recvd: 08/09/10 13:37 3 pgs
Fees: 18.00 Taxes: 366.30
20100809-0062814

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 27 day of July, 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, **JAMES STEVE TISDALE**, party of the second part located at 904 Ridge W, Hermitage, TN 37076

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:

EXHIBIT "A"

BEING land in Davidson County, Tennessee being all of Lot No, 45, on the plan of Hermitage Hills, Section 12 as shown by plat appearing of record in Plat Book 4675, Page 125, amended in Book 5432, Page 949, Book 5516, Page 5, Book 5664, Page 348 and Book 5664, Page 350 in the registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Federal National Mortgage Association from Nationwide Trustee Services, Inc., as Substitute Trustee dated 3/25/10, filed 3/31/10 filed in Instrument No. 20100331-0023919, Davidson County Records.

Property: 904 RIDGE W HERMITAGE TN 37076
Parcel ID No.: 074 04 0 090.00

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: 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'Keisha Anderson, Managing Atty., 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 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 27 day of July 2010

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

_____

Notary Public

My Commission Expires: _____

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Property: 904 RIDGE W HERMITAGE TN 37076
Parcel ID No.: 074 04 0 090.00
File Number: FNM2010051697TN1

Mail Tax Notices To and Property Owner:
JAMES STEVE TISDALE
904 RIDGE W., HERMITAGE TN 37076

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 $ 99,000.00 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 27 day of July 2010

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

Notary Public

My Commission