THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010061891TN1

BILL GARRETT, Davidson County
Trans:T20100051417 DEEDWARRSP
Recvd: 08/18/10 14:46 3 pgs
Fees:18.00 Taxes:157.25
20100818-0065419

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 10th day of AUGUST, 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, **SHERONDA L. JENKINS, A SINGLE PERSON ,** party of the second part located at 3225 King Lane, Nashville, TN 37218;

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:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follow, to wit: Property situated in the County of Davidson, State of Tennessee: Being Lot No. 320 on the plan of JM, TJ, and GW Harding's Plan of North Nashville of record in Plat Book 21, Page 80, in the Register's Office of Davidson County, Tennessee, to which Plan reference is made for complete description. Being the same property conveyed to Virgil Gordon by Deed recorded 44/19/08 in Instrument No. 200504190043679.

Commonly known as 1745 22nd Avenue, Nashville, TN 37208

THE LAST RECORDED DEED WAS FILED OF RECORD AT BOOK 20100603, PAGE 0042917 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

Property: 1745 22ND AVENUE NASHVILLE TN 37208
Parcel ID No.: 081-10-0-289

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: _____, AIF

TITLE: Associate

STATE OF Georgia
COUNTY OF Dekalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jill Stouman, 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 Associate of Johnson & Freedman, LLC, 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 6th day of August, 2010.

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012

Notary Public

My Commission Expires: 7/14/12

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Mail Tax Notices To and Property Owner:
SHERONDA L. JENKINS, A SINGLE PERSON
1745 22nd Avenue
Nashville, TN 37208

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 $42,500.00 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 6th day of August, 2010.

Notary Public

My Commission Expires:

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012