THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010020421TN1

BILL GARRETT, Davidson County
Trans: T20100054323 DEEDWARRSP
Recvd: 08/31/10 12:11 4 pgs
Fees: 23.00 Taxes: 554.63
20100831-0069089

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 27 day of August, 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, **ANNABELLE CRUZ**, party of the second part located at 608 Rocky Mountain Pkwy, Antioch, TN 37013

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
Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, page 524, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Robert Erwin, an unmarried man and Jadranko Bojic, an unmarried man, by Warranty Deed from Nita M. Brooks and wife, Earl G. Brooks, of record in Instrument No. 20060412-0042020
Register's Office for Davidson County, Tennessee.

The last Deed of record was filed at Instrument 20091009-0094210 in the register's Office of Davidson County Tennessee.

Property: 608 ROCKY MOUNTAIN PARKWAY ANTIOCH TN 37013
Parcel ID No.: 135.14.OA-156.00-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'Kishia 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 Makishia 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 27th day of August 2010.

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

Erica T Porter
Notary Public

My Commission Expires: 5/24/2014

****

Property: 608 ROCKY MOUNTAIN PARKWAY ANTIOCH TN 37013
Parcel ID No.: 135.14.OA-156.00-CO
File Number: FNM2010020421TN1

Mail Tax Notices To and Property Owner:

Annabelle Cruz
608 Rocky Mountain Pkwy.
Antioch, Tennessee 37013

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 $ 149,900 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 August 2010

Notary Public

My Commission 5/24/2014

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