THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010020452TN1

Davidson County DEEDWARRSP
Recvd: 09/09/10 11:40 4 pgs
Fees:23.00 Taxes:248.42
20100909-0071768

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 31 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, **CHARLES L. WHITE ,** party of the second part located at _____;

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:

Land in Davidson County, Tennessee, being Lot No. 31B, on the Plan of Zone

Lot Division of Lots 16, 17, 25 thru 33 and 37 thru 45, Harbor Gate, Section 1, Revised, of record in Plat Book 6250, page 638, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property Shawna Powell and Zella Ruth, as tenants in common with right of survivorship, by deed from Dawna G. Coleman, of record in instrument No. 200210080122934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record.

The last Deed of record was filed at Instrument Number 20090901-0081830 in the Registers Office of Davidson County, Tennessee.

Property: 805 LAKE TERRACE NASHVILLE TN 37217
Parcel ID No.: 150.02..0.377.00

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: _____

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mahizha 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 31 day of August, 2010

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

Notary Public

My Commission Expires: 5/24/2014

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Property: 805 LAKE TERRACE NASHVILLE TN 37217
Parcel ID No.: 150.02..0.377.00
File Number: FNM2010020452TN1

PROPERTY OWNER	**MAIL TAX NOTICES TO:**
Charles L. White	**First Community Mortgage, Inc.**
805 Lake Terrace	**275 Robert Rose Drive**
Nashville, TN 37217	**Murfreesboro, TN 37129**

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 $ 67,140.00 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 31 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

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

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE