THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010061797TN1

BILL GARRETT, Davidson County
Trans:T20100057469 DEEDWARRSP
Recvd: 09/13/10 14:52 4 pgs
Fees:23.00 Taxes:1594.70
20100913-0072759

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25 day of ~~July~~ 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, **SHALENE A. ERMIS** , party of the second part located at 116 Maxwell Crossing, Brentwood, TN 37027;

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,~~ DAVIDSON State of Tennessee:

Land in Davidson County Tennessee, being Lot No. 8 on the Plan of Maxwell Crossing of record in Plat Book 6250, Page 390, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Leslie Paul Wittwer Revocable Trust by Warranty Deed from Kristie L. Goad and husband, Dan Wilson, dated December 13, 2007, of record in Instrument no. 20071214-0144045, Register's Office for Davidson County, Tennessee.

The last Deed of record was filed at Instrument Number 20100331-0023916 in the Registers Office of Davidson County, Tennessee.

Property: 116 MAXWELL CROSSING BRENTWOOD TN 37027
Parcel ID No.: 160-08-0A-008-00-C0

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'Kisha 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'Kisha S. Anderson, MANAGING ATTORNEY 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 25 day of ~~July~~ August, 2010

DEBRA M. CORMIER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA May 5, 2011

_____

Notary Public

My Commission Expires: 5/5/11

****

Property: 116 MAXWELL CROSSING BRENTWOOD TN 37027
Parcel ID No.: 160-08-0A-008-00-C0
File Number: FNM2010061797TN1

Mail Tax Notices To ~~and Property Owner:~~

Access National Mortgage Corporation
1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

New Owner:
Shalene A. Ermis
116 Maxwell Crossing
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 $ 431,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

431,000.00

Affiant

Subscribed and sworn to before me this 25 day of August 2010

DEBRA M. CORMIER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA May 5, 2011

Notary Public

My Commission 5/5/11