Prepared by:

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Clarence, NY 14031

Davidson County DEEDWARRSP
Recvd: 09/23/10 11:47 4 pgs
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20100923-0075751

Returned to:

TOMMI MOONEY
1749 ARKOSE DRIVE SOUTHEAST
ATLANTA, GA 30316

T010-032084

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 9/13/10, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Hereinafter referred to as Grantor, and

TOMMI MOONEY

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of SIXTY FOUR THOUSAND AND 00/100 ($64,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20091218-0115133, of DAVIDSON County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $_____ FOR A PERIOD OF _____ MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $_____ FOR A PERIOD OF _____ MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: _____

~~LISA A. SANOR~~, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY JEANETTE SHAFFER

STATE OF Pennsylvania }
COUNTY OF Allegheny }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ~~Lisa A. Sanor~~ with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be Lisa A. Sanor, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION the within bargainor, and that he/she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized representative. JEANETTE SHAFFER

Witness my hand, at offices, 9-22-10

Gina Barbour
Notary Public
Commission expires: 1/10/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

VALUATION AFFIDAVIT

I, or we, hereby 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 $64,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201014679

Commonwealth of Pennsylvania

County of Allegheny

Paula Knisley agent
Affiant

Subscribed and sworn to before me this 23 day of September, 200.

Gina Barbour
Notary Public
Commission Expires 1/10/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| TOMMI MOONEY | TOMMI MOONEY | 314 DUPONT AVENUE<br>MADISON, TN 37115 |
| 1749 ARKOSE DRIVE SOUTHEAST | 1749 ARKOSE DRIVE SOUTHEAST | MAP PARCEL NO.: |
| ATLANTA, GA 30316 | ATLANTA, GA 30316 | 43-09-231 |

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE PROPERTY DESCRIBED AS BEING IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

BEING LOT #40 ON THE BLOCK B, ON THE MAP OF WOODLAWN ESTATES OF RECORD IN BOOK: #843, PAGE: #82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT: #40 FRONTS 101 FEET ON THE SOUTH SIDE OF DUPONT AVE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED FROM ELIZABETH A. CASH, AS SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 12/18/2009 IN INSTRUMENT 20091218-0115133 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 314 DUPONT AVENUE, MADISON, TN 37115

# True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries