THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010082712TN1

BILL GARRETT, Davidson County
Trans:T20100062576 DEEDWARRSP
Recvd: 10/04/10 13:58 3 pgs
Fees:18.00 Taxes:378.79
20101004-0079164

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on _21st day of September, 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, **Steven J. LePard ,** party of the second part located at 3237 Priest Woods Drive, Nashville, TN 37214;

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:

Being Lot No. 79, on the Plan of The Enclave at Bayview Estates (formerly known as Bayview Estates), phase Four, of record in Instrument 20030703-0092328, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description. Being the same property conveyed to the grantors by deed of record in Instrument 20040106-0001947, dated December 22, 2003, Register's Office for said County.

The last deed of record was recorded at Instrument #20091202-0110244, Davidson County, TN records.

Property: 3333 TINNEY PLACE NASHVILLE TN 37217
Parcel ID No.: 136 05 0A 108.00

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, Pursuant to Power of Attorney located at Instrument No. 09130828, Shelby County, Tennessee Records

BY: _____

TITLE: Attorney-In-Fact

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H. Wolf, 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 for 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 21st day of Sept. 2010.

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

_____
Notary Public

My Commission Expires: 7-14-12

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Property: 3333 TINNEY PLACE NASHVILLE TN 37217
Parcel ID No.: 136 05-0A 108.00 CO
File Number: FNM2010082712TN1

Mail Tax Notices To and Property Owner:
Steven J. LePard
3237 Priest Woods Drive
Nashville, TN 37214

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 $ 102,375.00 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 21st day of Sept. 2010.

Notary Public

My Commission Expires: 7-14-12

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