03

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010103350TN1

Kelly Title

BILL GARRETT, Davidson County
Trans:T20100069886 DEEDWARRSP
Recvd: 11/03/10 14:36 4 pgs
Fees:23.00 Taxes:81.40
20101103-0088267

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28th day of October, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at , and, **Carol Schroeder,** party(ies) of the second part located at
* 1021 COLLEGE AVENUE, NASHVILLE, TN 37209 ;

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of University Heights Subdivision. Section 2, of record in Book 1424, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Christopher Hamilton, by deed from Blue Ridge Homes of TN, LLC, dated February 23, 2007, of record in Instrument 200702280024899, Register's Office for Davidson County, Tennessee. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The last recorded Deed was filed of record at Instrument 20090915-0085940 in the Register's Office of Davidson County, TN.

The last Deed of record was filed at Instrument No. 200909150085940 in the Register's Office of Davidson County, TN.

Property: 1021 College Avenue Nashville TN 37209
Parcel ID No.: 091-04-0-063.00

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: Managing Atty

STATE OF Georgia

COUNTY OF Dekalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michaela 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 28th day of October, 2010

_____

Notary Public

My Commission Expires: 5/24/2014

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

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Property: 1021 College Avenue Nashville TN 37209
Parcel ID No.: 091-04-0-063.00
File Number: FNM2010103350TN1

Mail Tax Notices To and Property Owner:
Carol Schroeder

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 $ 22,000.00 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 28 day of October, 2010

Notary Public

Expires: 01/24/2014 My Commission

ERICA T. PORTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA