THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010082707TN1

BILL GARRETT, Davidson County
Trans: T20100079947 DEEDWARRSP
Recvd: 12/20/10 14:34 3 pgs
Fees: 18.00 Taxes: 437.34
20101220-0101124

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 24th day of Nov, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Ebony Motley a single woman,** party(ies) of the second part located at 5071 PRESERVE BLVD, ANTIOCH, TN 37013

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 all of Lot No. 31, on the plan of Final Plat, Section 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot. Being the same property conveyed to Granville L. Seiner, Jr., unmarried by deed from Ole South Properties, Inc. a Tennessee Corporation, dated September 26, 2007, appearing of record in Instrument Number 200709280115650 of the Register's Office of Davidson County, Tennessee. Subject to Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; Easement to Colonial Pipeline of record in Book 4542, Page 131, in Book 3616, Page 453, in Book 3570, Page 13, and in Book 3571, Page 599; Easements to First Suburban Water District of record in Book 4453, page 154; Transmission Line Easements of record in Book 4425, Page 582, and in Book 2346, page 378; Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609, and in Instrument Number 20021017-0127752; Stormwater Detention Agreement of record in Instrument Number 20050824-0104548; East to TDS Telecom if record in Instrument Number 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument Number 20060824-0104545; all of said Register's Office.

The last recorded deed being the Substitute Trustee dated 7/01/10, filed 7/09/10 in Instrument No. 20100709-0053814, Davidson County Records.

Property: 5071 PRESERVE BLVD ANTIOCH TN 37013
Parcel ID No.: 175-6A3100

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: _____, as AIF

TITLE: Associate

STATE OF GA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JILL STOUMEN, 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 Associate of Johnson & Freedman, LLC as AIF 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 24th day of Nov. 2010

QUYEN T. NGUYEN NOTARY PUBLIC MY COMMISSION EXPIRES 02/15/2014 GWINNETT COUNTY, GA

Notary Public

My Commission Expires: 02/15/14

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Property: 5071 PRESERVE BLVD ANTIOCH TN 37013
Parcel ID No.: 175-6A3100
File Number: FNM2010082707TN1

Mail Tax Notices To and Property Owner:
Ebony Motley
5071 Preserve Blvd
Antioch, TN 37013

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 $ 118,200.00 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 24th day of Nov, 2010

Notary Public

My Commission Expires: 2/15/14

QUYEN T. NGUYEN NOTARY PUBLIC MY COMMISSION EXPIRES 02/15/2014 GWINNETT COUNTY, GA