THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: RDC2010103376TN1

BILL GARRETT, Davidson County
Trans:T20100079947 DEEDWARRSP
Recvd: 12/20/10 14:38 3 pgs
Fees:18.00 Taxes:444.00
20101220-0101127

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 3rd day of December, 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, **Alisha Hodgin and Robert N. Hodgin,** party(ies) of the second part located at 1224 General George Patton Rd. Nashville, TN 37221;

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 TN Counties, State of Tennessee:

UNIT No. 1224, together with the Carport Designated No. 1224-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on a Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, and amended in Book 6392, Page 321, said Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The last deed of record was recorded in Instrument No. 20100331-0023917, Davidson County Records.

Property: 1224 General George Patton Road Nashville TN 37221
Parcel ID No.: 1429E 24C0

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: Makishia Anderson

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 Makishia 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 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 3rd day of December, 2010.

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

Kim Williams
Notary Public

My Commission Expires: 7-14-12

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Property: 1224 General George Patton Road Nashville TN 37221
Parcel ID No.: 142 9LE 24CO
File Number: RDC2010103376TN1

Mail Tax Notices To and Property Owner:
Alisha Hodgin
1224 General George Patton Rd.
Nashville, TN 37221

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 $ 120,000.00 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 3rd day of December, 2010

Notary Public

My Commission Expires: 7-14-12

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