THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011020582TN1

BILL GARRETT, Davidson County
Trans:T20110013302 DEEDWARRSP
Recvd: 03/04/11 15:45 3 pgs
Fees:18.00 Taxes:508.75
20110304-0017638

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 1st day of ~~February~~ MARCH, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Charles Sanderson III and Charles Sanderson IV,*** party(ies) of the second part located at 3804 Concord Road, Kenton, TN 38233 ;
*as tenants in common with right of survivorship

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 part 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:

LAND IN DAVIDSON COUNTY, TENNESSEE KNOWN AS UNIT NO. 8-A, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS NO. 5 & 93 OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO. 20020718-0086526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20011121-0128062 AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last Deed of record was filed at Instrument Number 20100325-0022299 in the Registers Office of Davidson County, Tennessee.

Property: 1015 8TH AVENUE NORTH NASHVILLE TN 37208
Parcel ID No.: 082-13-0A-001.00-C0

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: **Ma'Kishia S. Anderson**
Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MA'KISHIA S. ANDERSON of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, 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 authorized to sign on behalf of Johnson & Freedman, LLC as 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 1st day of ~~February~~ MARCH, 2011

_____
Notary Public

My Commission Expires: 10/30/2011

LINDA J. PYRON
NOTARY PUBLIC
CHEROKEE COUNTY, GA
MY COMMISSION EXPIRES
OCT. 30 2011

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Property: 1015 8TH AVENUE NORTH NASHVILLE TN 37208
Parcel ID No.: 082-13-0A-001.00-C0
File Number: FNM2011020582TN1

Mail Tax Notices To and Property Owner:
Charles Sanderson III and Charles Sanderson IV
3804 Concord Road
Kenton, TN 38233

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 $ 137,500 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 1st day of March,

Notary Public

My Commission Expires: 10/30/11

LINDA J. PYRON NOTARY PUBLIC CHEROKEE COUNTY GA MY COMMISSION EXPIRES OCT. 30 2011