THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011010226TN1

BILL GARRETT, Davidson County
Trans:T20110015682 DEEDWARRSP
Recvd: 03/16/11 14:28 3 pgs
Fees:18.00 Taxes:218.67
20110316-0020765

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 3rd day of MARCH, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Debbie Reyes, a married person** party(ies) of the second part located at 904 1st Avenue N, Nashville, TN 37201;

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:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 904 as specified on the plat shown in the Master Deed, on the plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, ET SEQ., as amended, Tennessee Code Annotated, and as established by a Master Deed from Riverfront Condominium, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee including without limitation the By-Laws Appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, reference is hereby made to the plan of Riverfront Condominium, for placement of units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Property: 904 1st Avenue N Nashville TN 37201
Parcel ID No.: 082140A04000CO

The last recorded deed being the Substitute Trustee's Deed recorded at Instrument No. 20101221-0101437 in the Register's Office of Davidson County, TN

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: BRIAN WIDENER, PARTNER

STATE OF GA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BRIAN WIDENER, 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 Officer 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 3rd day of MARCH, 2011

_____
Notary Public

My Commission Expires: 2/15/14

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

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Property: 904 1st Avenue N Nashville TN 37201
Parcel ID No.: 082140A04000CO
File Number: FNM2011010226TN1

Mail Tax Notices To and Property Owner:
Debbie Reyes, a married woman
904 1st AVENUE N, NASHVILLE, TN 37201

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 $ 59,100.00 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 MARCH, 2011

Notary Public

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

My Commission Expires: _____