THIS INSTRUMENT PREPARED
BY ~~& RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011020424TN1

Mail to

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110019938 DEEDWARRSP
Recvd: 04/05/11 14:02 4 pgs
Fees:23.00 Taxes:116.37
20110405-0026298

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 17 day of March, 2011, by and between **The Secretary of Veterans Affairs, an Officer of the United States of America** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Tyler Hiatt,** party(ies) of the second part located at _____;

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 located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 207 on the Plan of Edgefield Land Company's 1st Subdivision, of record in Plat Book 57 at page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas H. Randolph and wife, Helen A. Randolph from Margaret Stampfli by Deed dated May 20, 1985 of record in Book 6563, page 838, said Register's Office.

The last deed of record was recorded at Instrument #201101260007120, Register of Deeds Office for Davidson County, Tennessee.

Property: 1512 Long Avenue Nashville TN 37206
Parcel ID No.: 094-01-0-386.00

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, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 17 day of March 2011

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama

ATTEST:

By: _____ AIF

TITLE: Managing Attorney

(Corporate Seal)

THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that _____ of Johnson & Freedman, LLC as Attoreny-in-Fact of **Federal National Mortgage Association**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 17th day of March, 2011

_____
NOTARY PUBLIC
My Commission Expires:

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

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Property: 1512 Long Avenue Nashville TN 37206
Parcel ID No.: 094-01-0-386.00
File Number: FNM2011020424TN1

Mail Tax Notices To and Property Owner:
Tyler Hiatt
109 Kenner Av
Nashville Tn
37205

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 $ 31450 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 17th day of Mar 2011,

Notary Public

My Commission Expires: 10/30/11

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