THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010062005TN1

BILL GARRETT, Davidson County
Trans:T20110028251 DEEDWARRSP
Recvd: 05/12/11 08:31 3 pgs
Fees:18.00 Taxes:406.63
20110512-0036355

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 5TH day of May, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 and, **Benjamin C. O'Conner,*** party(ies) of the second part located at 1953 Welsenboro Circle, Hermitage, TN 37076;

*unmarried

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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10529, page 169, ID# 86-08-113, being known and designated as Lot 343, Camden Woods, Phase One, filed in Plat Book 6900, pages 697 - 698.

The last deed of record was recorded at Instrument #20100421-0030033, Register of Deeds Office for Davidson County, Tennessee.

The above referenced property is also known as 1953 Welsenboro Circle, Hermitage, TN 37076, and also known as 2121 Strombury Drive, Hermitage, TN 37076.

Property: 1953 WELSENBORO CIRCLE HERMITAGE TN 37076
Parcel ID No.: 086-08-0113-00

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 5th day of May 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: _____

TITLE:

Ma'Kishia S. Anderson
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 Ma'Kishia S. Anderson 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 5th day May, 2011

_____
NOTARY PUBLIC
My Commission Expires:

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

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Property: 1953 WELSENBORO CIRCLE HERMITAGE TN 37076
Parcel ID No.: 086-08-0113-00
File Number: FNM2010062005TN1

Mail Tax Notices To and Property Owner:
Benjamin C. O'Conner
1953 Welsenboro Circle
Hermitage, TN 37076

Mail Tax Notices To:
Franklin American Mortgage Company
501 Corporate Centre Dr, Ste. 400
Franklin, TN 37067

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 $ 109,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janel Johnson
Affiant

Subscribed and sworn to before me this 5th day of May 2011.

Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11

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