THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011020674TN1

BILL GARRETT, Davidson County
Trans:T20110032316 DEEDWARRSP
Recvd: 06/01/11 09:36 4 pgs
Fees:23.00 Taxes:240.13
20110601-0041553

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 31st day of May, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Marilyn E. Patton,** party(ies) of the second part located at 3500 Stevens Ln, Nash, TN 37218;

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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made by E.L. Miller and Co., May 1, 1963, as follows:

Beginning at an iron pin on the Northerly margin of Stevens Lane at the Southeast corner of the property conveyed to Mrs. Pauline Schmitt, by deed from Howard B. Moore and wife, of record in Book 3676, Page 557, Register's Office for said county; thence with said Schmitt's Eastern boundary line, North 3 degrees 50' West 238.2 feet to an iron pin at said Schmitt's Northeast corner; thence North 76 degrees 40' East 111.5 feet to an iron pin on the Westerly margin of Buena Vista Pike; thence with the Westerly margin of said Pike, South 12 degrees 30' East 277.5 feet to a spike on the Northerly margin of said Stevens Lane; thence with the same, North 86 degrees 50' West 154 feet to the beginning.

Being the same property of record in Book 11427, Page 383.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The last Deed of record was filed at Instrument Number 20110222-0014324 in the Register of Deeds Office for Davidson County, Tennessee.

* Property: 3500 Stevens Lane Nashville TN 37218
Parcel ID No.: 04900007100

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: AIF

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 31st day of May, 2011

ERICA T. PORTER
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 24, 2014
GWINNETT COUNTY, GEORGIA

_____
Notary Public

My Commission Expires: 5/24/2014

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Property: 3500 Stevens Lane Nashville TN 37218
Parcel ID No.: 04900007100
File Number: FNM2011020674TN1

Mail Tax Notices To and Property Owner:
Marilyn E. Patton
* at property address.

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 $64,900.00 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 31st day of May 2011

Notary Public

Expires: 5/24/2014

My Commission

ERICA T. PORTER NOTARY PUBLIC MY COMMISSION EXPIRES MAY 24, 2014 GWINNETT COUNTY, GEORGIA