THIS INSTRUMENT PREPARED
BY ~~& RETURN TO~~:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011020630TN1

Return To: Bell & Alexander Title Services
8110 Isabella Ln. Ste. 200
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20110033570 DEEDWARRSP
Recvd: 06/06/11 09:13 3 pgs
Fees: 18.00 Taxes: 506.90
20110606-0043010

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 31st 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, **David Dotson,*** party(ies) of the second part located at 1002 Seymour Ave. Nashville, TN 37206;

* a single person

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, being the easterly 15 feet of the northerly 150 feet of Lot No. 55 and the westerly 50 feet of the northerly 150 feet of Lot No. 56 on the plan of Stratton and Seymour's Addition to nashville, as record in Book 57, Page 23, Register's Office for said County. Said part of Lots Nos. 55 and 56 front together 65 feet on the southerly side of Seymour Avenue and run back between parallel lines 150 feet to the northerly margin of a proposed alley.

The last Deed of record was filed at Instrument Number 20100910-0071961 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 1002 Seymour Ave Nashville TN 37206
Parcel ID No.: 082-08-0-370.00

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, 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 MaKishia 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 March, 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: 1002 Seymour Ave Nashville TN 37206
Parcel ID No.: 082-08-0-370.00
File Number: FNM2011020630TN1

~~Mail Tax Notices To and~~ Property Owner:
David Dotson
1002 Seymour Ave.
Nashville, TN 37206

Mail Tax Notices To:
Wells Fargo Bank, N.A.
3210 Lake Emma Rd., 3rd Floor, Ste. 3000
Lake Mary, FL 32746

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 $ 137,000.00 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,

Notary Public

My Commission Expires: 5/24/2014

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