(9)

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011020423TN1

BILL GARRETT, Davidson County
Trans:T20110034815 DEEDWARRSP
Recvd: 06/10/11 10:56 3 pgs
Fees:18.00 Taxes:129.50
20110610-0044614

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, **James L. Baugher and William L. Baugher, Sr.,** party(ies) of the second part located at 298.MCGAVOCK PIKE, NASHVILLE, TN 37214;

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 part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, of record in Book 547, Page 68 in the register's Office for said county, and being known as lot no. 1 on the unrecorded map of the Robert G. Northern Lands. Beginning at an iron pin in the South margin of Woodberry Drive at the corner of Lots 1 and 2; thence with the margin of said drive South 81 degrees 17 minutes East, 109 feet to the beginniing of a curve; thence around said curve southeasterly 39.33 feet to the West Margin of McGavock Pike; thence with the margin of said pike southerly 64.5 feet to a point; thence North 83 degrees 40 minutes West, 130.1 feet to the corner of Lots 1 and 2; thence with the line between said Lots, North 8 degrees 43 minutes East, 94.8 feet to the point of beginning, containing 0.28 acres, more or less.

The last Deed of record was filed at Instrrument Number 201105260040356 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 298 Mcgavock Pike Nashville TN 37214
Parcel ID No.: 095-11-0-189.00

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 , AND OF RECORD
at Instrument No. 20110610 0044613
RODC, TN

BY: _____ A/F

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H. Wolf 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

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

Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11

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Mail Tax Notices To and Property Owner:
James L. Baugher and William L. Baugher, Sr.
P.O. Box 943
Brentwood, TN 37024-0943

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 $ 35,000.00 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, 2011

Notary Public

Expires: 5/24/2014 My Commission

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