THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011041190TN1

BILL GARRETT, Davidson County
Trans:T20110042617 DEEDWARRSP
Recvd: 07/15/11 09:08 4 pgs
Fees:23.00 Taxes:488.40
20110715-0054125

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 13th day of July, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Justin Alcorn,*** party(ies) of the second part located at 1009 Riverchase Blvd, Madison, TN 37115;

*a married man

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 Lot No. 10 on the Plan of Pinnacle Point Subdivision, Phase II, Second Civil District of record Plat Book 6900 and Page 140 and 141, Register's Office for said County, Tennessee, to which reference is hereby made for complete description. Being the same property conveyed to Tilahun Serif, unmarried and Hiwot S. Fantahun, a married person, by deed from Cecelia S. Dunn and Richard H. Dunn, Jr. of record in Document 20020925-0117114 Register's Office for Davidson County, Tennessee. Description Reference: The description is the same as that in the last deed prior to this transaction. This conveyance is subject to: Taxes for 2004 in the amount of $1660.25, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 140-141, said Register's Office, which Plan shows a 20 foot minimum building setback line from Piccadilly Row, together with additional setback designations, and easements for public utility and drainage purposes along the rear line(s) of said lot; and a 2.5 X 25 foot utility anchor easement located on the northeasterly front together with an 8 inch sewer line lying therein; and a 10 foot drainage easement along the westerly line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7032, Page 733, Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

The last Deed of record was filed Instrument Number 2011022-0014311 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 728 Piccadilly Row Antioch TN 37013
Parcel ID No.: 1335-14-0A-010.00-C0

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 Attorney - in - fact

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 13th day of July, 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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Parcel ID No.: 1335-14-0A-010.00-C0
File Number: FNM2011041190TN1

Mail Tax Notices Forward Property Owner:
Justin Alcorn

Mail Tax Bills to: Peoples Home Equity
150 Sevier Oaks Dr
Knoxville, TN 37922
213 Ward Circle
Suite 201
Brentwood, TN 37027

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 $ 132,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Wa Kisha S. Anderson
Managing Attorney

Subscribed and sworn to before me this 13th day of July 2011,

Notary Public

My Commission Expires: 10/30/11

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