THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010124006TN1

Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110046783 DEEDWARRSP
Recvd: 08/02/11 09:01 3 pgs
Fees:18.00 Taxes:425.13
20110802-0059084

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28th 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, **Benjamin Hailey,** party(ies) of the second part located at 1006 Shadow Lane, Nashville, TN 37206;

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 REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 10/31/1997 AND RECORDED 11/05/1997 IN BOOK 10673 PAGE 201 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, 15th CIVIL DISTRICT BEING LOT NO. 82 ON THE PLAN OF SECTION ONE, ROSE ESTATES, OF RECORD IN BOOK 3600, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

The last Deed of record was filed at Instrument Number 20100903-0070228 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 1006 Shadow Lane Nashville TN 37206
Parcel ID No.: 0841014200

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: _____, AIF

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 Tiffany 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 28th day of July, 2011

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

Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11

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Property: 1006 Shadow Lane Nashville TN 37206
Parcel ID No.: 0841014200
File Number: FNM2010124006TN1

Mail Tax Notices To and Property Owner:
~~Benjamin Hailey~~ Bank of America
101 South Tryon Street
Charlotte, NC 28255

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 $ 114,923.00 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 28th 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