THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010123980TN1

Realty Title and Escrow Co., Inc.
1285 ~~808~~ N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110055914 DEEDWARRSP
Recvd: 09/09/11 09:36 3 pgs
Fees:18.00 Taxes:303.40
20110909-0069936

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 29th day of August, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Patricia J. Hayes,** party(ies) of the second part located at 4309 VALLEY GROVE Dr., Hermitage TN 37076;

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:

Being Lot No. 99, Section 6, on the Plan of Valley Grove Subdivision of record in Plat Book 5200, Page 583, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

The last Deed of record was filed at Instrument Number 20101130-0095133 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 4309 VALLEY GROVE DR HERMITAGE TN 37076
Parcel ID No.: 087-09-0-001.00

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: _____ AIF

TITLE: Assoaate

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 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 29th day of August, 2011

Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11

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

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Property: 4309 VALLEY GROVE DR HERMITAGE TN 37076
Parcel ID No.: 087-09-0-001.00
File Number: FNM2010123980TN1

Mail Tax Notices To and Property Owner:
Patricia J. Hayes
C/O REGIONS BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

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 $ 82,000.00 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 29th day of Aug 2011,

Notary Public

My Commission Expires: 10/30/11

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