THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011020675TN1

BILL GARRETT, Davidson County
Trans:T20110058208 DEEDWARRSP
Recvd: 09/20/11 09:03 3 pgs
Fees:18.00 Taxes:253.45
20110920-0072655

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 9th day of SEPTEMBER 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Angela Jean Petersen,** party(ies) of the second part located at 2738 RIVER BEND DR, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Unit No. 89A on the plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, Page 996 and 997, and amended Plat Book 6250, Page 995, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by a Corrective Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee to Federal National Mortgage Association dated 7/10/03, filed 3/18/11 as Instrument No. 20110318-0021378, Davidson County Records.

And also being the same property conveyed by a Deed from Fox Ridge Homes, Inc. to William E. Self and Myong K. Self dated 12/19/96, filed 1/6/97 in Book 10311, Page 26, Davidson County Records.

Parcel ID: 062 02 0A 089.00

The Last Recorded Deed was the Corrective Substitute Trustee's Deed and was filed of record at Instrument Number 20110318-0021378, Davidson County Reocrds

Property: 2738 River Bend Drive Nashville TN 37214

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: Atty.

STATE OF GA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MARSHIA ANDERSON, 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 the OFFICER of JOHNSON & FREEDMAN, LLC, 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 1th day of Sept 2011.

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

_____
Notary Public

My Commission Expires: _____

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Property: 2738 River Bend Drive Nashville TN 37214
Parcel ID No.:
File Number: FNM2011020675TN1

Mail Tax Notices To and Property Owner:
Angela Jean Petersen – 2738 RIVER BEND DR
NASHVILLE, TN 37214

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 $ 68,500.00 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 9th day of September 2011

GUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

Notary Public

My Commission Expires: