**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011041484TN1

Davidson County DEEDWARRSP
Recvd: 09/26/11 14:13 4 pgs
Fees:23.00 Taxes:610.50
**20110926-0074347**

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 22nd 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, **Sally Williams Fyke and Stewart A. Fyke,** party(ies) of the second part located at _____, **- as tenants in common with rights of survivorship

**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. 102 on the Plan of Section Two Lexington Point of record in Doc. No. 20010515-0049954 and amended by Surveyors Certificate of Correction in Doc. No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

The last Deed of record was filed at Instrument Number 20110425-0031354 in the Registers Office of Davidson County, Tennessee.

Property: 7328 MIDDLEBROOK CIRCLE NASHVILLE TN 37221
Parcel ID No.: 126-15-0B-207.00-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.

**********

Property: 7328 MIDDLEBROOK CIRCLE NASHVILLE TN 37221
Parcel ID No.: 126-15-0B-207.00-C0
File Number: FNM2011041484TN1

Mail Tax Notices To and Property Owner:

Sally Williams Fyke
Stewart A. Fyke
7328 Middlebrook Circle
Nashville, TN 37221

Send Tax Bill No.
Pinnacle National Bank
150 3rd Ave S, Suite 900
Nashville, TN 37201

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 $ 165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer C. Cole
Affiant

Subscribed and sworn to before me this 23 day of September 2011

Mary Jo Rucker
Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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: _____, as A.I.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 Jill Stoumen 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 22nd day of September 2011

Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11

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

## Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE