Return To:

THIS INSTRUMENT PREPARED
BY ~~& RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011082642TN1

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520

BILL GARRETT, Davidson County
Trans:T20110076468 DEEDWARRSP
Recvd: 12/05/11 09:59 3 pgs
Fees:18.00 Taxes:721.50
20111205-0094409

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 29th day of November, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Larry Wayne Foriest II,****party(ies) of the second part located at 4842 McCool Road, Nashville, TN 37218; **a single 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 the 13th (formerly the 23rd) Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the southerly margin of McCool Road, said point being the northeast corner of the property conveyed to David C. Rutherford and wife, Linda R. Rutherford, of record in Book 4281, page 743, Registers' office for said County; then with said Rutherford's eastern boundary line southerly 260 feet, thence easterly 500 feet, more or less, thence northerly 260 feet to the southerly margin of McCool Road, thence with the same westerly 500 feet, more or less, to the beginning, containing three acres, more or less.

The last Deed of Record was filed at Instrument Number 20110808-0060794 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 4842 McCool Road Nashville TN 37218
Parcel ID No.: 048-00-0-142.00

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: _____, as AIF

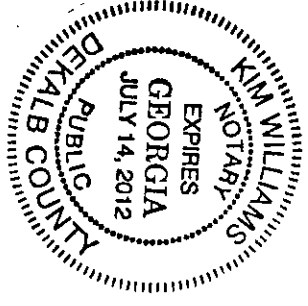
TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared 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 29th day of Nov., 2011



Kim Williams
Notary Public

My Commission Expires: 7-14-12

****

Property: 4842 McCool Road Nashville TN 37218
Parcel ID No.: 048-00-0-142.00
File Number: FNM2011082642TN1

Mail Tax Notices To and Property Owner:
Larry Wayne Foriest II

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 $ 195,800.00 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 Nov, 2011.

Notary Public

My Commission Expires: 7-14-12

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012