THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011082683TN1

BILL GARRETT, Davidson County
Trans:T20110076984 DEEDWARRSP
Recvd: 12/06/11 10:45 3 pgs
Fees:18.00 Taxes:366.30
20111206-0095016

Party Responsible for Paying Taxes:
New Owner
Gidget Hamilton
543 American Road
Nashville TN 37209

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28th 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, **Gidget Hamilton,** party(ies) of the second part located at 543 American Road, Nashville, TN 37209;

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. 39, on the Plan of Charlotte Park, Section I, of record in Book 2663, Page 2-6, Register's Office for said County, described as follows: Said Lot No. 39 fronts 79.0 feet on the southerly side of American Road, and runs back 1508 feet on the westerly line and 145.0 on the easterly line, to a dead line in the rear on which it measures 69.3 feet. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The last Deed of Record was filed at Instrument Number 201108170063478 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 543 American Road Nashville TN 37209
Parcel ID No.: 090-16-0-045.00

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: _____

TITLE: Atty

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MAKISHA THERESA 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 28 day of November, 2011

Notary Public

My Commission Expires:

GARY SHEARIN NOTARY PUBLIC MY COMMISSION EXPIRES JULY 06, 2015 FULTON COUNTY, GEORGIA

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Property: 543 American Road Nashville TN 37209
Parcel ID No.: 090-16-0-045.00
File Number: FNM2011082683TN1

Mail Tax Notices To and Property Owner:
Gidget Hamilton

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 $ 99,000.00 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 28 day of November, 2011

GARY SHEARIN NOTARY PUBLIC MY COMMISSION EXPIRES JULY 06, 2015 FULTON COUNTY, GEORGIA

Notary Public

My Commission Expires: