THIS INSTRUMENT PREPARED
BY ~~& RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011113329TN1

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120002425 DEEDWARRSP
Recvd: 01/11/12 09:27 3 pgs
Fees:18.00 Taxes:183.15
20120111-0002760

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 30 day of December, 2011, by and between **Federal National Mortgage Association a/k/a Fannie Mae** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Martha Gonzalez,** party(ies) of the second part located at 573 Heritage Lane, Madison, TN 37115 ;

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:

Property commonly known as: 573 Heritage Ln., Madison, TN 37115 County of Davidson
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
Being Lot No. 417, Phase IV Heritage Square of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to Elliott T. Kershaw by quitclaim deed from Leslie S. Wells and Clarence L. Wells, Jr. dated 9/8/06 and of record in Instrument No. 20060915-0114730, said Register's Office.
Being the same property conveyed to Clarence L. Wells, Jr. and wife, Leslie S. Wells by deed from Joseph W. Mitchell, unmarried, dated 12/16/96 and filed of record in Book 10293, Page 713, said Register's Office.
This property is investment property and has not or has never been the primary residence of Elliott T. Kershaw or his spouse.

The last deed of record was recorded at Instrument No 20110615-0045783, Register of Deeds Office for Davidson County, Tennessee

Property: 573 Heritage Lane Madison TN 37115
Parcel ID No.:

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

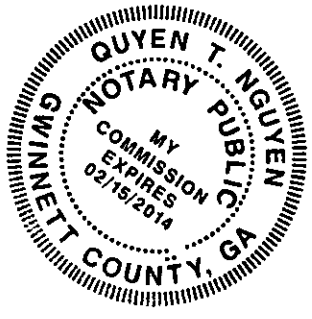
BY:_____

TITLE: Brian Widener, Partner

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Widener, Partner 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 30th day of December 2011,



_____
Notary Public

My Commission Expires:_____

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Property: 573 Heritage Lane Madison TN 37115
Parcel ID No.: 042070A 153.00
File Number: FNM2011113329TN1

Mail Tax Notices To and Property Owner:
Martha Gonzalez
573 Heritage Ln
Madison, TN 37115

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 $ 49,500.00 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 30th day of Dec 2011

Notary Public

My Commission Expires:

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