RETURN TO: BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120019531 DEEDWARRSP
Recvd: 03/19/12 10:44 4 pgs
Fees:23.00 Taxes:320.98
20120319-0023001

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-120300091A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: LeeAnn James	SEND TAX BILL TO: Wells Fargo Bank, N.A.	MAP/PARCEL NUMBERS: 150110074.00
(Name) 3308 New Towne Road	(Name) 10401 Deerwood Park Boulevard Building 1, 4th Floor	
(Address) Antioch, TN 37013	(Address) Jacksonville, FL 32256-0505	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Federal National Mortgage Association , Grantor, has this day bargained and sold, and does hereby transfer and convey unto LeeAnn James, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3308 New Towne Road, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3·12·2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Federal National Mortgage Association by Morris, Hardwick & Schneider as Attorney In Fact

BY: _____

NAME: Jennifer Marler Frank

ITS: Partner

State of Tennessee
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank who acknowledged to me that she/he is Partner (Title of person signing) of Morris, Hardwick and Schneider (Name of Company), the attorney-in-fact for Federal National Mortgage Association, and that in its capacity as attorney-in-fact for Federal National Mortgage Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Federal National Mortgage Association and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 12th day of March, 2012

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Notary Public

My Commission Expires: 4/21/2014

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 86,750.00

Marci H. Tuch
Affiant

Subscribed and sworn to before me this _____

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Notary Public

My Commission Expires: 4/21/2014

TN_REO_FNMASpecialWarrantyDeed.rdw
JMF AH LD 01/17/2010 rev.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.182 on the plan of Towne Village of the Country, Section 2, the office of Davidson County, Recorded in Book 5200, Page 176 and 177, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded 01/11/2012 in Instrument Number 20120111-0002708, Register's Office for Davidson County, Tennessee.

RE: 3308 New Towne Road, Antioch, TN 37013

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 3308 New Towne Road, Antioch, TN 37013