THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2012030882TN1

BILL GARRETT, Davidson County
Trans:T20120034682 DEEDWARRSP
Recvd: 05/10/12 13:35 3 pgs
Fees:18.00 Taxes:184.63
20120510-0040661

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this , 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, **BYRON FERNANDEZ, Single** party(ies) of the second part located at 1266 Sioux Tr., 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:

Land in Davidson County, Tennessee, being part of Tract 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 140 on the plan of the resubdivision of Tract 1 and 13 of said Anderson Estates, not of record and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:
Beginning at a monument on the southwest corner of Thornton Avenue and McArthur Drive and running southwardly along the westerly margin of McArthur Drive 91.2 feet to a point; thence westwardly 150 feet with the dividing line of Lots Nos. 139 and 140 to a point of the common corners of Lots Nos. 139, 142, 141 and 140; thence northwardly 115 feet with the dividing line of Lots Nos. 140 and 141: thence eastwardly 130.33 feet along the southerly margin of Thornton Avenue to a monument; thence along a 20 degree radius 30.8 feet to the point of beginning.

Being the same property conveyed to Norman T. Hymer and Sara E. Hymer, married by deed from HUD dated 10/23/2007 and filed for record 10/25/2007 in Instrument Number 200710250126224, Register's Office for Davidson County.

This improved property, known as 814 Anderson Lane, Madison, TN 37115 AKA: 324 McArthur Drive, Madison, TN 37115.

Property: 324 McArthur Dr Madison TN 37115
Parcel ID No.: 043-07-0-033.00

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 a/k/a Fannie Mae**, 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 pursuant to Power of Attorney recorded at Instrument Number 09130828, Shelby County, TN Register of Deeds

BY: _____

TITLE: PARTNER, Johnson Freedman LLC

STATE OF GA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BRIAN WIDENER, 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 the PARTNER of JOHNSON & FREEDMAN, LLC Attorney in Fact for 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 26th day of April 2012.

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

_____
Notary Public

My Commission Expires: _____

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Property: 324 McArthur Dr Madison TN 37115
Parcel ID No.: 043-07-0-033.00
File Number: FNM2012030882TN1

Mail Tax Notices To and Property Owner:
BYRON FERNANDEZ
1266 Sioux Tr.
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 $ 49,900.00 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 26th day of April, 2012,

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

Notary Public

My Commission Expires: