THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010062004TN1

BILL GARRETT, Davidson County
Trans:T20120049021 DEEDWARRSP
Recvd: 07/03/12 11:16 4 pgs
Fees:23.00 Taxes:518.00
20120703-0058442

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 22th day of June, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 and, **Walter Alan Brewster;***party(ies) of the second part located at 5144 Ryan Allen Circle, Whites Creek, TN ;**and Rebecca K Brewster, husband and wife, as tenants by the entirety

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. 95 on the Plan of Cobblestone Creek Phase Two - "First Revision" of record as Instrument # 20060612-0069609, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description. Being the same property conveyed to Venikkia Branch and Ronald Cunningham, Husband and wife, as Joints Tenants by Special Warranty Deed from NVR, Inc., T/A Fox Ridge Homes, to be recorded immediately prior to the recording hereof in Instrument No. 20061004-0122941, Register's Office for Davidson County, Tennessee See Also Attached Exhibit "A"

Property: 5144 RYAN ALLEN CIRLCE WHITES CREEEK TN 37189
Parcel ID No.: 041-01-0A-092.00-C0

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: 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 Tiffany H. Wolf 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 25th day of June 2012.

MARKELL WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 17, 2016 COBB COUNTY, GEORGIA

_____
Notary Public

My Commission
Expires: 6/17/16

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Property: 5144 RYAN ALLEN CIRLCE WHITES CREEEK TN 37189
Parcel ID No.: 041-01-0A-092.00-C0
File Number: FNM2010062004TN1

Mail Tax Notices To and Property Owner:
Walter Alan Brewster and Rebecca K. Brewster
5144 Ryan Allen Circle
Whites Creek, TN 37189

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 $ 140,000.00 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 25th day of June 2012.

Notary Public

My Commission

Expires: 6/17/16

MARKELL WILLIAMS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2016

Exhibit "A"

BEING LOT NUMBER 95, ON THE PLAN OF COBBLESTONE CREEK SUBDIVISON, Phase Two - "First Revision", as shown by Plat of record in Instrument No. 20060612-0069609, in the 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 Federal National Mortgage Association, by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 12/10/09 and recorded 12/17/09 of record in Instrument No. 20091217-0114890 in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney to Execute Documents from Federal National Mortgage Association to Johnson & Freedman, LLC of record in Instrument No. 20110610-0044613, in the Register's Office for Davidson County, Tennessee.