THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

BILL GARRETT, Davidson County
Trans: T20130008846 DEEDWARRSP
Recvd: 02/01/13 08:40 6 pgs
Fees: 28.00 Taxes: 399.60
20130201-0010455

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 30th day of January, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Emmanuel Abe and Risikat Abe,** husband and wife party of the second part located at 857 Dover Glen Dr., Antioch, TN 37013

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. 18, Highlands of Chelsea Village, Section One, as shown on plat of record in Instrument 200403090026802 and rerecorded in Instrument 20040616-0071117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. as Substitute Trustee, of record in Instrument 20121029-0098764, dated October 18, 2012, Register's Office for said County. See also previous deed from Lorenzo Hawkins, III to Angela D. Ridley of record in Instrument 20060403-0037815, dated April 3, 2006, Register's Office for said County.

Property: 857 Dover Glen Dr Antioch TN 37013
Parcel ID No.: 149070C01800CO

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, Tennessee Register of Deeds

BY: _____ ATTY

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 MARSHA ANDERSON 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 24th day of January 2013

_____
Notary Public

My Commission
Expires:_____

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

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Property: 857 Dover Glen Dr Antioch TN 37013
Parcel ID No.:
File Number: FNM2012113239TN1

Mail Tax Notices To and Property Owner:
Emmanuel & Ris Abe
857 Dover Glen Dr
Antioch TN 37013

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 $ 108,000.00 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 29th day of January 2013,

Notary Public

My Commission

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

Prepared By:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION (hereinafter referred to as "FANNIE MAE"), a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Johnson & Freedman, LLC organized under the laws of the State of Tennessee with an office for the conduct of business at 2820 Summer Oaks Drive, Bartlett TN , as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Tennessee Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or

2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 29 day of October, 2009

Witness

Witness

FANNIE MAE

(SEAL)
Gabrielle Harrison, Vice President

Attest:

(SEAL)
Sherri Drury, Assistant Secretary

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

On this 29 day of October, 2009, before me appeared Gabrielle Harrison and Sherri Drury, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Anne Palez
Notary Public

My Commission Expires: _____

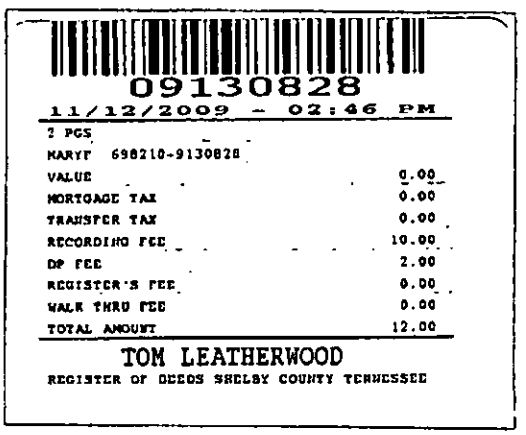
ANNE PALEZ
Notary Public,
State of Texas
Comm. Exp. 04-28-13

Return to:
The Bradley Law Firm, PLLC
606 South Mendenhall Road, Suite 350
Memphis, Tennessee 38117
Phone: (901) 682-2030

Tom Leatherwood

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.



1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 ~ (901) 379-7500
Website: http://register.shelby.tn.us ~ Email: Tom.Leatherwood@shelbycountytn.gov