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

BILL GARRETT, Davidson County
Trans:T20130015035 DEEDWARRSP
Recvd: 02/22/13 12:36 4 pgs
Fees:23.00 Taxes:332.26
20130222-0017951

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 4th day of February, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Jane S Valentine,** party of the second part located at 1522 Wendell Ave, Nashville, TN 37206;

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:

Tract I:
Being the southerly portion of Lots No. 1, 2, 3 and 4 on the Plan of Davis Heights, Block "B", of record in Plat Book 843, pages 104 and 105, Register's Office for Davidson County, Tennessee. Said parts of Lots No. 1, 2, 3 and 4 front 76.6 feet on the westerly margin of Wendell Avenue and extend back 100.2 feet on the northerly line and 100 feet on the southerly line to a line on the rear or which it measures 89 feet.

Tract II:
Being Lots No. 9 and 10 and part of Lot No. 11 on the Plan of Davis Heights Subdivision, Block "B", of record in Book 843, Page 104 and 105, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Wendell Avenue, 250 feet south of the intersection of said Avenue with Porter Road; thence westerly 210 feet to a point; thence southerly 52 feet to a point; thence easterly 212 feet to the westerly margin of Wendell Avenue; thence with the margin of said Avenue northerly 52 feet to the point of beginning.

Property: 1522 Wendell Ave Nashville TN 37206
Parcel ID No.: 073130049 00

The Last recorded Deed was filed of record at Instrument #20120914-0083467 in the Register's Office of Davidson County, TN.

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: _____

TITLE: _____

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ma'Kushia 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 4 day of February, 2013

Marian Maldonado
Notary Public

OFFICIAL SEAL
MARIAN MALDONADO
NOTARY PUBLIC-GEORGIA
COWETA COUNTY
My Comm. Expires Oct. 11, 2016

My Commission Expires: 10/11/16

Exhibit "A"

Tract I:
Being the southerly portion of Lots No. 1, 2, 3 and 4 on the Plan of Davis Heights, Block "B", of record in Plat Book 843, pages 104 and 105, Register's Office for Davidson County, Tennessee. Said parts of Lots No. 1, 2, 3 and 4 front 76.6 feet on the westerly margin of Wendell Avenue and extend back 100.2 feet on the northerly line and 100 feet on the southerly line to a line on the rear or which it measures 89 feet.

Tract II:
Being Lots No. 9 and 10 and part of Lot No. 11 on the Plan of Davis Heights Subdivision, Block "B", of record in Book 843, Page 104 and 105, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Wendell Avenue, 250 feet south of the intersection of said Avenue with Porter Road; thence westerly 210 feet to a point; thence southerly 52 feet to a point; thence easterly 212 feet to the westerly margin of Wendell Avenue; thence with the margin of said Avenue northerly 52 feet to the point of beginning.

****

Property: 1522 Wendell Ave Nashville TN 37206
Parcel ID No.: 07313004900
File Number: FNM2012092539TN1

Mail Tax Notices To and Property Owner:
Jane S Valentine
1522 Wendell Ave
Nashville, TN 37206

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 $ 89,800.00 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 4th day of February,

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015

Notary Public

My Commission