

Exhibit A

After Recording Return To:
Brian K. Widener, Closing Department
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

File No.: FNM2010010143GA1

2010072590 DEED BOOK 21932 Pg 613



Real Estate Transfer Tax \$46.80

Filed and Recorded:
4/15/2010 12:31:04 PM
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

Metro Title Trust
5775-D Glenridge Drive
Suite 150
Atlanta, GA 30328
ATTN: Post Closing Dept

100101G

SPECIAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

This Indenture made this 23rd day of February, in the year 2010, between Federal National Mortgage Association, of the County of Dallas, State of Texas, as party or parties of the first part, hereinafter called Grantor, and Joan Monroe, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 74 of the 18th District of Dekalb County, Georgia, being Lot 60, Block B, Pepperwood Subdivision, Phase 3, as per plat recorded in Plat Book 82, Page 139, Dekalb County records, which plat is made a part of this description by reference thereto; and being improved property known as 5499 Woodsong Trace, according to the present system of numbering property in Dekalb County, Georgia.

Subject Property Address: 5499 Woodsong Trace, Stone Mountain, Georgia 30087

Parcel ID: 18-074-03-122

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through, or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in
the presence of:

SPECIAL WARRANTY DEED
(Continued)

Federal National Mortgage Association
By: Johnson and Freedman, LLC, Pursuant
to Power of Attorney recorded in Deed Book
2204, Page 131, Floyd County, Georgia
Records


Unofficial Witness


By: Tiffiny H. Wolf as Attorney-in-Fact
Its: Associate

[Unofficial Copy]


Notary Public
My commission expires:

