Davidson County DEEDWARR
Recvd: 10/17/06 09:21 2 pgs
Fees:13.00 Taxes:284.53
20061017-0128557

Revised 01/02/92
TN (Conventional)

REO No. A062401

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto Steve Chassion and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Number 19 and a part of a Court and part of 3 alleys of the Minnie E. Martin subdivision as of record in Plat Book 547, page 137, Register's Office Davidson County, Tennessee. Said property fronts 49.8 feet on the South side of Creighton Avenue and runs back between parallel lines parallel to 150 feet West of Riverside Boulevard, 201 feet to a dead line.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATON by Quitclaim Deed from COUNTRYWIDE HOME LOANS, INC., by deed of record as Instrument No. 20060914-0113729, dated 8/5/06 and recorded 9/14/06, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser fro value for a sales price of greater than $92,280.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $92,280.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.
The property is commonly known as 2113 Creighton Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Steve Chassion, and their assigns, forever.

Grantee, Steve Chassion, whose address 2113 Creighton Ave., Nashville, TN 37206, is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President this 12th day of October 2006.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Teresa M. Foley, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Teresa M. Foley** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal at office, this 12th day of October 2006.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHERYL MARTIN
Notary Public, State of Texas
My Commission Expires 02-16-09

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF October, 2006.

Notary

My Commission Expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Map & Parcel: 83-3-129

NEW OWNER: Steve Chassion
741 Fox Ridge Drive
Brentwood, TN. 37027

SEND TAX BILLS TO:
Steve Chaisson
741 Fox Ridge Drive
Brentwood, TN. 37027