Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 04/26/07 10:00 3 pgs
Fees:18.00 Taxes:266.40
20070426-0049715

REO No. A064393

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 Steven M. Turner An unmarried man 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:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 111 Lorraine Ave., Nashville, TN 37207.

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, Steven M. Turner, and their assigns, forever.

Grantee, Steven M. Turner, whose address 111 Lorraine Ave., Nashville, TN 37207, 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 24th day of April 2007.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Teresa M. Foley, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

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 24th day of April 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

TERESA M. FOLEY
Notary Public, State of Texas
My Commission Expires 07-31-10

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 $72,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF April, 2007

Notary

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: 060-16-0-010.00

NEW OWNER: Steven M. Turner
111 Lorraine Ave.
Nashville, TN 37207

SEND TAX BILLS TO:
same as above.

LEGAL DESCRIPTION

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 9 as shown on the Map of Capitol View Subdivision, Plan of which is of record in Book 974, pages 52 and 53 of the Register's Office for Davidson County, Tennessee.
Said Lot No. 9 fronts 87.6 feet on the northerly side of Lorraine Avenue and extends back northerly between lines 290.2 feet, more or less, on the easterly margin and 311.1 feet, more or less, on the westerly margin to a dead line, measuring 81.1 feet on said rear line.
TRACT II:
Land in Davidson County, Tennessee, being the westerly 12-1/2 feet of Lot No. 10 on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 10 fronts 12.5 feet on the northerly side of Lorraine Avenue and runs back between lines 288.5 feet, more or less, on the easterly line and 290.5 feet on the westerly line to the southerly line of Lot No. 70 on which it measures 11.6 feet.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from DYKE TATUM, SUBSTITUTE TRUSTEE, of record as Instrument No. 20060522-0059435, dated May 19, 2006, 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 $86,400.00 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 $86,400.00 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.