Revised 01/02/92
TN (Conventional)

REO No. A072702

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 Lawrence Simpson, and wife, Marlita Simpson 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 721 26th Avenue North, Nashville, TN 37209

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, Lawrence Simpson, and wife, Marlita Simpson, and their assigns, forever.

Grantee, Lawrence Simpson, and wife, Marlita Simpson, whose address 721 26th Avenue North, Nashville, TN 37209, 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 17th day of October 2007.

(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 17th day of October 2007.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

SHALENE MORRISON
Notary Public,
State of Texas
Comm. Expires 05-30-11

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

Davidson County DEEDWARR
Recvd: 10/23/07 14:24 4 pgs
Fees:23.00 Taxes:259.00
20071023-0125393

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF October, 2007.

Notary

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

My Commission Expires:

Map & Parcel: **092-06-0-585.00**

NEW OWNER: Lawrence Simpson, and wife, Marlita Simpson
4056 Brick Church Pike
Nashville, TN 37207

SEND TAX BILLS TO: Lawrence Simpson, and wife, Marlita Simpson
4056 Brick Church Pike
Nashville, TN 37207

LEGAL DESCRIPTION

Land in Davidson County , Tennessee, being Lot Number 45 on the Map of Buchi's Subdivision of Lot 20, McNairy's Subdivision of record in Book 421, page 66, Register's Office for said County. Said Lot Number 45 fronts 50 feet on the Westerly side of 26th Avenue North, formerly Buchi Avenue and runs back between parallel lines 153-1/3 feet more or less, to an alley.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed from Christopher L. Palmer, as Successor Trustee, dated March 15, 2007, recorded March 19, 2007, of record in Instrument Number 20070319-0032825, Register's Office for Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser fro value for a sales price of greater than $84,000.00 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 $84,000.00 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.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

