BOX 13
14450

Davidson County DEEDWARR
Recvd: 08/22/08 13:02 3 pgs
Fees:18.00 Taxes:51.80
20080822-0086601

Revised 01/02/92
TN (Conventional)

REO No. A081890

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

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 Michael Cothern _____ 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 2435 Batavia Street, Nashville, TN 37208.

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, Michael Cothern, and their assigns, forever.

Grantee, Michael Cothern, whose address 2435 Batavia Street, Nashville, TN 37208, 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 15th day of August 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Heidi Jones
Assistant Secretary

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 **~~Christopher Lobo~~ Heidi Jones, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Assistant Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and seal at office, this 15th day of August 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

MICHAEL J. SIMMONS
Notary Public,
State of Texas
Comm. Exp. 04-21-12

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

*-Assistant Secretary
**- Heidi Jones

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$15,000.00~~ $14,000.00

Michael Cothern
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 15TH DAY OF August, 2008.

La Trece McAdoo
Notary

My Commission Expires: 3/20/2010



Map & Parcel: 092-06-0-646.00

NEW OWNER: Michael Cothern
7428 Bidwell Rd
Joelton, TN. 37080

SEND TAX BILLS TO: New owner

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly part of Lot No. 33, as shown on the map entitled Map of G. W. Ashcraft's Subdivision of Lot No. 11 in Boyd McNairy's Plan of Lots, of record as Book 57, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the southerly margin of Batavia Street, formerly Prospect Street, 35 feet east of the east margin of 24th Ave., North; thence with the southerly margin of Batavia Street, eastwardly 51 feet to the corner of Lot Nos. 32 and 33; thence with the line between said two lots, southwardly 110 feet to the northerly margin of an alley; thence with said alley, westwardly 31 feet to a point, which is 30 feet east of the easterly margin of 24th Ave., North; thence southwardly 113 feet, more or less, to the beginning. Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by deed of record in Instrument No. 20080317-0026614, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $120,000.00 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 $120,000.00 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.