Davidson County DEEDWARR
Recvd: 12/08/08 10:22 3 pgs
Fees:18.00 Taxes:103.60
20081208-0118337

Revised 01/02/92
TN (Conventional)

REO No. A082936

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 **Dean Hibbs, a married 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 205 Forest Park Road, Madison, TN 37115.

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, **Dean Hibbs, a married man**, and their assigns, forever.

Grantee, **Dean Hibbs, a married man**, whose address 205 Forest Park Road, Madison, TN 37115, 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 Assistant Secretary this 26th day of November 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby, 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 Irby, 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 26th day of November 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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$000000.00~~ $28,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF November, 2008.

Notary

My Commission Expires: 06/21/11

STACY N. RING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel: **043-13-0-127.00**

NEW OWNER: Dean Hibbs, a married man
205 Forest Park Road
Madison, Tennessee 37115

SEND TAX BILLS TO: DEAN HIBBS
170 UPPER STATION CAMP CK
GALLATIN, TN 37066

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being the southerly 50 feet of the northerly 150 feet of the westerly 150 feet of Lot No. 1 on the Forrest Park Acreage Tracts, as of record in Book 845, Page 45. Registers Office for Davidson County, Tennessee.
Said part of Lot No. 1 fronts 50 feet on the easterly side of Forrest Park Road and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by Substitute Trustee's Deed from SHAPIRO & KIRSCH, LLP of record as Instrument No. 20080220-0016579, 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 $46,800.00 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 $46,800.00 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.