Revised 01/02/92
TN (Conventional)

REO No. A08E540

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/09 10:13 4 pgs
Fees:23.00 Taxes:771.45
20090105-0000535

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 **John Kelley Lovelace, and wife, Karen Lovelace** 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 3419 Golf Club Lane #29, Nashville, TN 37215.

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, **John Kelley Lovelace, and wife, Karen Lovelace**, and their assigns, forever.

Grantee, **John Kelley Lovelace, and wife, Karen Lovelace**, whose address 3419 Golf Club Lane #29, Nashville, TN 37215, 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 30th day of December 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby, Assistant Secretary

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 **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 30th day of December 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 $208,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF December 2008

Notary

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

My Commission Expires:

Map & Parcel: **117-07-0F-029.00-CO**

NEW OWNER: John Kelley Lovelace, and wife, Karen Lovelace
2229 N. Berrys Chapel Road
Franklin, TN 37069

SEND TAX BILLS TO: SunTrust Mortgage, Inc.
401 Commerce St., Ste. 6100
Nashville, TN 37219

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows:

A Condominium Apartment, being Unit Number 29 of Brighton Court, Phase Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 6912, Page 156, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from SHAPIRO & KIRSCH, LLP, AS SUBSITUTE TRUSTEE, of record as Instrument No. 20080807-0081346, dated July 23, 2008, 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 $250,200.00 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 $250,200.00 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 L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Tiffany Addison**, 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.

Tiffany Addison

State of Tennessee

County of Davidson

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

Andre Johnson

My Commission Expires: 03-21-09

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