Davidson County DEEDWARR
Recvd: 02/23/09 13:02 4 pgs
Fees:23.00 Taxes:218.30
20090223-0015558

Revised 01/02/92
TN (Conventional)

REO No. A089991

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 **Grissom Group, LLC, A Tennessee Limited Liability Company** 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 134 Ray Ave. #A, Old Hickory, TN 37138.

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, **Grissom Group, LLC, A Tennessee Limited Liability Company**, and their assigns, forever.

Grantee, **Grissom Group, LLC, A Tennessee Limited Liability Company**, whose address 134 Ray Ave. #A, Old Hickory, TN 37138, 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 17th day of February 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston, Assistant Secretary

Colleen M. Liston
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 **Colleen Liston, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that she 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 herself as **Assistant Secretary**.

Witness my hand and seal at office, this 17th day of February 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

_____

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

ARIANNA KING
Notary Public, State of Texas
My Commission Expires
April 12, 2010

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF February 2009.

Notary

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

My Commission Expires:

Map & Parcel: **053-16-0-025.00**

NEW OWNER: Grissom Group, LLC, A Tennessee Limited Liability Company
P.O. Box 41458
Nashville, TN 37204

SEND TAX BILLS TO: Grissom Group, LLC, A Tennessee Limited Liability Company
P.O. Box 41458
Nashville, TN 37204

LEGAL DESCRIPTION

Land located in Davidson County, Tennessee, being described as follows:
Being a tract of land in the central portion of Davidson County, Tennessee lying in the 11th Council District of Metropolitan Nashville and Davidson County. Said lying within the City limits Lakewood, Tennessee. Bounded on north by Right-of-Way of (R/W) of Ray Avenue (50' Public R/W) on the east by Helen Belsky as recorded in Instrument #200702280024746 Registers Office Davidson County (RODC), on the south by Charlene Kelly Capley Morgan as recorded in Instrument 20030820-0120591 RODC and on the west by Homer C. Flat , Sr. etux as recorded Book 2808, Page 171 RODC. Said tract being described as follows:

POINT OF BEGINNING being a found concrete monument on the south R/W margin of Ray Avenue being the northeast corner of Lot #7 of the Final Plat of Green heights as previously mentioned, and the northwest corner of the tract being described; thence with said southerly R/W margin North 80 degrees 48'00" East 130.00 feet to a found iron rod; thence leaving said R/W margin South 80 degrees 42'11" West 70.00 feet to a found iron rod at the southeast corner of the subject tract; thence South 80 degrees 48'35" West 129.55 feet to a found 1.5" iron pipe; thence North 9 degrees 03'15" West 69.97 feet to the point of beginning.

Containing 9,082 square feet or 0.21 acres.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080609-0058888, dated May 28, 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 $70,800.00 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 $70,800.00 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.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. 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

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

My Commission Expires: