Davidson County DEEDWARR
Recvd: 02/27/09 12:48 3 pgs
Fees:18.00 Taxes:270.10
20090227-0017353

Revised 01/02/92
TN (Conventional)

REO No. A08D664

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 **C & D Rental Properties, LLC** 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 1616 23rd Ave. N, 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, **C & D Rental Properties, LLC**, and their assigns, forever.

Grantee, **C & D Rental Properties, LLC**, whose address 1616 23rd Ave. N, 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 Assistant Secretary this 23rd day of February 2009.

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston, 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 **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 23rd 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 $73,000.00.

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF February 2009.

Carol L. McArthur
Notary

My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012

Map & Parcel: **081-10-0-359.00**

NEW OWNER: C & D Rental Properties, LLC
P.O. Box 325
Madison, TN 37116

SEND TAX BILLS TO: C & D Rental Properties, LLC
P.O. Box 325
Madison, TN 37116

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of S.A. Champion Subdivision of certain Lots in the Harding's Addition to Nashville, as of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which said reference is hereby made fore a more complete and accurate legal description thereof.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by deed from SHELLIE WALLACE, AS SUCCESSOR TRUSTEE AND GREG IVESTER, AS CO-TRUSTEE of record as Instrument No. 20080716-0072584, dated July 10, 2008, Register's Office for Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $87,600.00 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 $87,600.00 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.