BILL GARRETT, Davidson County
Trans:T20090018364 DEEDWARR
Recvd: 03/19/09 10:49 4 pgs
Fees:23.00 Taxes:352.54
20090319-0024679

Revised 01/02/92
TN (Conventional)

REO No. A08A750

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 **Gresh Martin 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 5170 Hickory Hollow Parkway # 303, Antioch, TN 37013.

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, **Gresh Martin Properties, LLC**, and their assigns, forever.

Grantee, **Gresh Martin Properties, LLC**, whose address 5170 Hickory Hollow Parkway # 303, Antioch, TN 37013, 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 11th day of March 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen 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 11th day of March 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

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Mill Park, Phase II, (formerly Hickory Hollow Townhomes), a Horizontal Regime (Private Element), of record Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from AARON SQUYRES, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20080612-0060534, dated June 4, 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 $114,336.00 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 $114,336.00 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.

AFFIDAVIT AND INDEMNIFICATION AS TO DEBTS AND LIENS

REO Case # A08A750

Fannie Mae Loan # 170308891
Subject Property: 5170 Hickory Hollow Parkway # 303
Antioch, Tennessee 37013

AFFIDAVIT

STATE OF TEXAS §
COUNTY OF DALLAS §

Upon oath, on this 11th day of March 2009, Fannie Mae deposes, says and represents that, to the best of its knowledge, all debts for plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antenna, carpeting, rugs, lawn sprinkling systems, venetian blinds, widow shades, draperies, electrical appliances, fences, street paving, any construction management services, rental equipment, appliances and tools or any personal property or fixtures that are located on the subject property or for labor or material used in the construction, alteration, repair or removal of improvements on the subject property have now or will be paid.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston

Title: **Assistant Secretary**

SUBSCRIBED AND SWORN TO BEFORE ME on this 11th day of March 2009

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

_____
Notary Public

INDEMNIFICATION

In consideration of Bicentennial Title & Escrow, having an address of 2280 Rosa L. Parks Blvd, Suite 300, Nashville, Tennessee 37228 ("Title Company") issuing a title insurance policy without exception for any debts, presently existing, for unrecorded lien or right to a lien for services, labor or material and for other good and valuable consideration, receipt of which is hereby acknowledged, Fannie Mae agrees to indemnify, defend and hold Title Company harmless from and against any and all claims, demands, or causes of action, of any kind or natures, arising as a result of the existence of such debts or liens.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Colleen Liston

Title: **Assistant Secretary**

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,280.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF March, 2009.

MAUREEN H. POOLE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary

My Commission Expires: 3-14-2012

Map & Parcel: 163-05-0B-056.00 – CO

NEW OWNER: Gresh Martin Properties, LLC
2604 Merchants Walk
Murfreesboro, TN 37128

SEND TAX BILLS TO: Gresh Martin Properties, LLC
2604 Merchants Walk
Murfreesboro, TN 37128