Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2940
1701374028

BILL GARRETT, Davidson County
Trans:T20090035790 DEEDWARR
Recvd: 06/01/09 11:17 3 pgs
Fees:18.00 Taxes:466.20
20090601-0049972

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th day of May, 2009, by Federal National Mortgage Association ("Fannie Mae"), Grantor, by Wilson & Associates PLLC, its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Keona Hornbeak, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, BEING Lot No. 68 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed March 9, 2009 as Instrument No. 20090309-0020430 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1200 Cheyenne Court, Madison, TN 37115.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $151,200.00 for a period of 3 month(s) 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 $151,200.00 for a period of 3 month(s) from the date of the deed. These restrictions shall run with the land and are not personal to grantee.

The restriction shall terminate immediately upon conveying at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Fannie Mae a/k/a Federal National Mortgage Association by Wilson & Associates PLLC, its duly authorized attorney in fact

POA instrument number 20090520-0046582

BY: _____
Randall S Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
County of Pulaski

On this day before me, a Notary Public, personally appeared Randall S Bueter, to me personally well-known, who acknowledged that he is a Partner of Wilson & Associates PLLC, a corporation, as attorney-in-fact for Federal National Mortgage Association ("Fannie Mae"), a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself as such officer.

Witness my hand and seal this 22 **day of** April, 2009.

_____
Notary Public

My commission expires:

ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

State of TENNESSEE

)ss.

County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 29TH day of May, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Keona Hornbeak
1200 Cheyenne Court
Madison, TN 37115

Map No 052-12-0-111.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211