Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2681
A08M717

BILL GARRETT, Davidson County
Trans: T20090043850 DEEDWARR
Recvd: 06/30/09 15:52 3 pgs
Fees: 18.00 Taxes: 407.00
20090630-0061059

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of June, 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 Travis Patterson and Michelle Patterson, Grantees, the following land in Davidson County, Tennessee:

Lot 178, Resubdivision of River Trace Estates, Phase I, Section 2. Lots 97-101, 102-106, 110, 113-119, 122-123, 130-134, 163-164, and 177-184, as shown on plat of record in Plat Book 6900, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 10/30/08 as instrument 20081030-0108183.

Commonly known as: 2849 Steamboat Drive, Nashville, TN 37214.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $132,000 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the amount greater than $132,000 for a period of 3 moths 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,

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 Grantees and unto their 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, and by and on behalf of the Grantor.

Federal National Mortgage Association (Fannie Mae) by Wilson & Associates PLLC, its duly authorized attorney in fact.

POA Instrument # 20090520-0046582

BY: RS Bueter
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 the Partner of Wilson & Associates PLLC, a corporation, as attorney-in-fact for Federal National Mortgage Association (Fannie Mae), a corporation, and that he, 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 25 **day of** June, 2009.

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

Erica Y. Sorrells
Notary Public

My commission expires:

10/18/15
(Seal)

State of TN

County of Davidson ss.

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, $ 110,000.00, 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 16th **day of** June, 2009.

DAWN KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: 8/21/12

(Seal)

Property owner and party responsible for payment of taxes:
Travis Patterson
2849 Steamboat Drive
Nashville TN 37214

Map No. 062 02 0A 178.00

Return to:

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