BILL GARRETT, Davidson County
Trans:T20090048262 DEEDWARR
Recvd: 07/17/09 10:34 3 pgs
Fees:18.00 Taxes:260.85
20090717-0067074

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3360
A0902YP

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of July, 2009, by Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Toby L. Standefer, Grantee, the following land in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 786 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth is said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed February 17, 2009 as Instrument No. 20090217-0012984 in the 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 $84,600.00 for a period of three (3) 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 $84,600.00 for a period of three (3) 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

Commonly known as: 786 First Avenue North, Nashville, TN 37201.

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 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.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney-in-fact

POA recorded as Instrument No. 20090520-0046582

BY: _____
Ted Cummins, Supervising Attorney

Acknowledgment

State of TENNESSEE
)ss.
County of SHELBY

On this day before me, a Notary Public, personally appeared Ted Cummins, to me personally well-known (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Supervising Attorney of Wilson & Associates, P.L.L.C., a professional limited liability company, which is the duly authorized attorney-in-fact for Federal National Mortgage Association, organized and existing under the laws of the United States of America, which is the within named bargainor, and that he, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained in behalf of Wilson & Associates, P.L.L.C., as attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, and acknowledged that he executed the same as the free act and deed of Fannie Mae A/K/A Federal National Mortgage Association.

Witness my hand and seal this 29th **day of** June, 2009.

_____
Notary Public

My commission expires:
3-16-2011
(Seal)

TERRI L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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, $70,500.00, 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 15TH day of July, 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:
Toby L. Standefer
1000 Apex Street
Nashville, TN 37206

Map No. 082-14-0A-137.00

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