BILL GARRETT, Davidson County
Trans:T20090049426 DEEDWARR
Recvd: 07/22/09 10:47 3 pgs
Fees:18.00 Taxes:200.17

20090722-0068731

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3071
A09071L

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th 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 Marvin Cook, unmarried Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 83 on the Plan of Buena Vista Estates Section 3, as of record in Book 4175, page 139, Register's Office for said County; to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed Federal National Mortgage Association by Trustee's Deed recorded as Instrument Number 20090427-0037430, Register's Office of Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument 20090511-0042735, said Register's Office.
Commonly known as: 4120 Boyd Drive, Nashville, TN 37218.

DEED RESTRICTION: Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $64,920.00 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 $64,920.00 for a period of 3 month(s) 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 Grantee and unto his 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
County of Shelby)ss.

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 Fannie Mae A/K/A 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 9th day of July, 2009.

_____
Notary Public

ELIZABETH L. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires:

MY COMMISSION EXPIRES:
September 14, 2011

(Seal)

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, $54,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

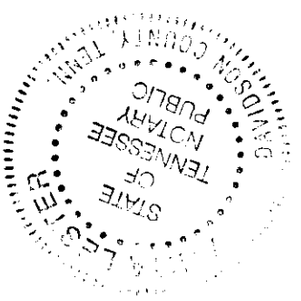
Grantee or Agent of Grantee

Subscribed and sworn to before me this 21st **day of** July, 2009.

Notary Public

My commission expires:

1-9-12
(Seal)



Property owner and party responsible for payment of taxes:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214

Map No. 059 05 0 046.00

Return to:

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