03

BILL GARRETT, Davidson County Realty Title
Trans:T20090050498 DEEDWARR
Recvd: 07/27/09 13:24 3 pgs
Fees:18.00 Taxes:249.75



20090727-0070169

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2885
A0902KC

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th 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 Mark Hayes, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 4, Block 14 on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, page 160 and 161, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot Number 4 fronts 50 feet on the southerly side of First Avenue, now Paris Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed Jebruary 17, 2009 as Instrument No. 20090217-0012983 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3807 Park Avenue, Nashville, TN 37209.

DEED RESTRICTION: Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $81,000.00 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 $81,000.00 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.

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 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 7th **day of** July, 2009.

ELIZABETH L. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My commission expires:
MY COMMISSION EXPIRES: September 14, 2011

_____
(Seal)

State of TENNESSEE
)ss.
County of DAVIDSON

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, $ 67,500.00, 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 17TH day of JULY, 2009.

Notary Public

My commission expires: 2/11/13

(Seal)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Property owner and party responsible for payment of taxes:
Mark Hayes
73 Whitebridge Road # 135
Nashville, TN 37205

Map No. 092-13-0-120.00

Return to:

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