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Fidelity Title

BILL GARRETT, Davidson County
Trans:T20090054591 DEEDWARR
Recvd: 08/10/09 15:18 3 pgs
Fees:18.00 Taxes:207.20
20090810-0075304

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3394
A090FM4

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 31st 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 Roger Chanpetch and Kham Chanpetch, Grantees, the following land in Davidson County, Tennessee:

A certain tact or parcel of land located in Davidson County, Tennessee, being Lot No. 155 on the Plan of Apache Hills, Section III, of record in Plat Book 4175, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed June 15, 2009 as Instrument No. 20090615-0055395 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 $67,200.00 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 $67,200.00 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.

Commonly known as: 4867 Cimmarron Trail, Antioch, TN 37013.

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.

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

POA recorded in Instrument No. 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/she is a Partner of Wilson & Associates, PLLC, a corporation, as duly authorized 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/herself as such officer.

Witness my hand and seal this 28 day of July, 2009.

_____
Notary Public

My commission expires:

_____
(Seal)

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

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, $ 56,000.00 , 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 31ST day of JULY, 2009.

Notary Public

My commission expires: 2/11/13

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

Property owner and party responsible for payment of taxes:
Roger Chanpetch
725 ELISSA DRIVE
NASHVILLE, TN 37217

Map No. 148-15-0-036.00

Return to:

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