BILL GARRETT, Davidson County
Trans:T20090074280 DEEDWARR
Recvd: 11/02/09 09:27 3 pgs
Fees:18.00 Taxes:243.83
20091102-0100744

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3192
A090B5P

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12 day of October, 2009, by Federal National Mortgage Association ("Fannie Mae") 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 Brian Mullins and wife Eva Mullins, Grantees, the following land in Davidson County, Tennessee:

All that certain lot of parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Chapelwood, Section Two, of record in Book 5200, page 83, Register's Office in which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed May 26, 2009, in Instrument Number 20090526-0048352, 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 $79,080.00 for a period of 3 months from the date if this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $79,080.00 for a period of 3 months form 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: 116 Albee Court, Hermitage, TN 37076.

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 their Grantees and unto its successors 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 on the day and year first above written.

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

POA recorded as Instrument No. 20090520-0046582

BY: _____
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
County of Pulaski **ss.**

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, P.L.L.C., a corporation, as duly authorized 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 12 **day of** October, 2009.

_____
Notary Public

My commission expires:

10/18/15
(Seal)

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

STATE OF Tennessee

COUNTY OF DeKalb

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, $65,900.00; 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 28 day of October, 2009.

Notary Public

DEKALB COUNTY PUBLIC NOTARY STATE OF TENNESSEE LUCINDA CARTER

My commission expires:

12/05/2010
(Seal)

Property owner and party responsible for payment of taxes:
Brian and Eva Mullins
1811 Ivy Crest Dr.
Brentwood, TN 37027

Map and Parcel: 086-10-0-072.00

Return to:

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