SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America hereinafter called Grantor, and Chan McCullough, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in the 11th Civil District of Davidson County, Tennessee, being the Southwesterly part of Lot Number 25, Block G, on the unrecorded Map of the Subdivision of Rainbow Terrace, Section 33, and described as follows:

Beginning at a point in the westerly margin of Hillcrest Drive, 160.1 feet north of the north margin of Yowell Avenue [Vowell Avenue in pror deeds], being 15 feet north of the northeast corner [northwest corner in prior deeds] of Lot 14, Block G, Rainbow Terrace, as of record in Book 1120, Page 85, in the Register's Office of Davidson County, Tennessee; thence westerly parallel to the north line of said subdivision and 15 feet north of the south line of Lot 25, 425 feet, more or less, to a point in the rear line of Lot 5, Block G, as shown on said Plan of record in Book 1130, Page 85, in the above Register's Office; thence northeasterly 70 feet, more or less, to the southwest corner of the property conveyed to Betty Collier by Deed or record in Book 2030, Page 436, in the above Register's Office; thence along her southerly line easterly 400 feet, more or less, to the west margin of Hillcrest Drive; thence with a margin of the same southerly 119.4 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20010703-0070914 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090826-0080384, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $66,000.00 FOR A PERIOD OF THREE 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 $66,000.00 FOR A PERIOD OF THREE 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.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Scedella McAtee

Scedella McAtee

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20090075984 DEEDWARR
Recvd: 11/06/09 13:35 2 pgs
Fees:13.00 Taxes:203.50

20091106-0102911

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SCEDELLA MCATEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 27th day of October, 2009.

Notary Public

My Commission Expires: 3-25-12

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 5 day of November, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Address: 252 Hillcrest Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

S & K File # 09-020120

Map & Parcel - 043-14-150.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212