BILL GARRETT, Davidson County
Trans:T20090079591 DEEDWARR
Recvd: 11/23/09 14:55 3 pgs
Fees:18.00 Taxes:407.93
20091123-0107670

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-2678
A08W0ZF

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 2nd day of October, 2009, by Federal National Mortgage Association ("Fannie Mae"), 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 Charles Brown, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 12 on the Plan of Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 192 feet on the West side of Wren Road and runs back between line 182 feet on the North line and 220.1 feet on the South line to the East right-of-way- line of the L&N Railroad, which is a broken line on which it measures 217.3 feet.

Being the same property conveyed to Federal National Mortgage Association by Special Warranty Deed filed as instrument number 20090223-0015317.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $143,325.00 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 $143,325.00 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: 827 Wren Road, Goodlettsville, TN 37072.

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.

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

Instrument 20090520-0046588

POA recorded in Book _____, Page _____

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of TENNESSEE

)ss.

County of WILLIAMSON

On this day before me, a Notary Public, personally appeared Jason Mangrum, to me personally well-known, who acknowledged that he is a 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 21st day of September, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

State of Tennessee

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, $ 110,250, 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 2nd day of October, 2009.

Notary Public

My commission expires:

5/8/2012

(Seal)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Property owner and party responsible for payment of taxes:
Charles Brown
4018 Baxter Road
Joelton, TN 37080

Map No. 034 01 0 012.00

Return to:

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