BILL GARRETT, Davidson County
Trans:T20100000065 DEEDWARRSP
Recvd: 01/04/10 09:12 3 pgs
Fees:18.00 Taxes:207.20



20100104-0000087

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4072
A090VYW

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of December, 2009, by Federal National Mortgage Association (Fannie Mae), Grantor, by its duly authorized attorney in fact, Wilson and Associates, PLLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Brian J. Schaefer, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 6 on the Plan of Section 4, Beverly Heights, of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed September 21, 2009 as Instrument No. 20090921-0087938.

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: 221 Flora Maxwell Road, Nashville, TN 37211.

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,**

**POA recorded as Instrument No. 20090520-0046582**

**BY:** _____
**Randall S. Bueter, Partner**

**Acknowledgment**

**State of Arkansas**
**)s.**
**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 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** 16 **day of December, 2009.**

_____
**Notary Public**

**My commission expires:**

10/18/15
_____
**(Seal)**

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

State of TN

County of Williamson

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 December, 2009.

Notary Public

My commission expires:

7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Brian J. Schaefer
284 St. Andrews Drive
Franklin TN 37069

Map No. 147 08 0 181.00

Return to:

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