BILL GARRETT, Davidson County
Trans:T20100003753 DEEDWARRSP
Recvd: 01/20/10 12:33 3 pgs
Fees:18.00 Taxes:210.90
20100120-0004866

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3715
A090GXY

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th **day of January, 2010, by Fannie Mae A/K/A Federal National Mortgage Association, Grantor, by Wilson & Associates, PLLC, its duly authorized attorney in fact.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Gilbert L. Smith, married **Grantee, the following land in Davidson County, Tennessee:**

Being Lot No. 150A on the Zone Lot Division of Patio Villa, Section 6, as shown by plat of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 6/25/09 as instrument 20090625-0059011.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $68,400 for a period of one hundred and eighty (180) days from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the amount greater than $68,400 for a period of one hundred and eighty (180) days from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

Commonly known as: 1013 Patio Drive, Nashville, TN 37214.

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.

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

POA recorded as Instrument No. 20090520-0046582

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, PLLC, a corporation, as duly authorized attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 as such officer.

Witness my hand and seal this 14th **day of January, 2010.**

_____
Notary Public

My commission expires: 10/15/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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, $ 57,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Fatima Mitchell
Grantee or Agent of Grantee

Subscribed and sworn to before me this 19th **day of** January, 2010.

Marie Bradford
Notary Public

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

11-4-2013
(Seal)

Property owner and party responsible for payment of taxes:
Gilbert L. Smith
3332 Elm Hill Pike
Nashville, TN 37214

Map No. 108-03-0-118.00

Return to:

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