THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009111542TN1

BILL GARRETT, Davidson County
Trans:T20100004038 DEEDWARRSP
Recvd: 01/21/10 11:14 4 pgs
Fees:23.00 Taxes:111.00
20100121-0005236

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 14 day of January, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **Benjamin S. Mitchell**, party of the second part located at 3307 Charlotte Pike, Nashville, TN 37209

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: LAND in Davidson County, Tennessee, being Lot Number 101 on the plan of Joywood of record in Book 974, PAge 45, Register's Office for Davidson County, Tennessee. Said Lot Number 101 fronts 50 Feet on the Southerly margin of Trinity Lane and extends back 176.05 Feet on the Easterly line and 175.90 Feet on the Westerly line to a dead line in the rear measuring 50 Feet thereon. Included in the above description but specifically excluded from this conveyance is 250 square foot portion of the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed dated January 21, 1992 of record in Book 8552, Page 24, Register's Office for said County. BEING the same property conveyed to Jesus Garibay a married man by Warranty Deed from Margaret Flomerfelt, unmarried, dated July 9, 2003 and recorded July 24, 2003, of record in Instrument No. 2003724-0103549, Register's Office for Davidson County, Tennessee. Subject to any and all existing easements and restrictions of record. PROPERTY ADDRESS: (for informational purposes only) 412 E. Trinity , Nashville, TN 37207.

The last recorded Deed was filed of record at Instrument 20091009-0094207 in the Register's Office of Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $36,000 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 $36,000 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. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 412 E TRINITY LANE NASHVILLE TN 37207
Parcel ID No.: 071-08-0 279.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association by Johnson & Freedman, ~~LLC, as Attorney-in-Fact~~ by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY: _____

TITLE: BRIAN WIDENER, PARTNER

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Widener, Partner of Johnson & Freedman, LLC, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 14 day of January, 2010

TERI L. WEBB NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES APRIL 22ND, 2011

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Notary Public

My Commission Expires: 4/22/11

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Mail Tax Notices To and Property Owner:
Benjamin S. Mitchell C/O Steven Oakley
3307 Charlotte Pike
Nashville, TN 37209

NEW OWNER & ADDRESS:
Benjamin S. Mitchell
3302 Charlotte Pike
Nashville, TN 37209

I, or we, 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, is $ 30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14 day of January, 2010

TERI L. WEBB
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 22ND, 2011

Notary Public

My Commission