BILL GARRETT, Davidson County
Trans:T20100005479 DEEDWARRSP
Recvd: 01/28/10 09:32 3 pgs
Fees:18.00 Taxes:425.13
20100128-0007060

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3259
A090310

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of January, 2010, by Federal National Mortgage Association (Fannie Mae), 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 Brian Keegan, an unmarried man, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot 21 on the Plan of Asheford Crossing Section Six of record in Plat Book 20001010-0100374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed February 27, 2009 as Instrument No. 20090227-0017542 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 of greater than $137,880.00 for a period of Three (3) 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 $137,880.00 for a period of Three (3) 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.

Commonly known as: 3424 Cainbrook Crossing, Antioch, TN 37013.

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 on the day and year first above written.

Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney-in-fact

BY: _____
Jay L. Kendall, Attorney

POA # 20090520-0046582

Acknowledgment

State of Tennessee
)ss.
County of Williamson

On this day before me, a Notary Public, personally appeared Jay L. Kendall, to me personally well-known, who acknowledged that he is an Attorney of Wilson and 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 23rd **day of December, 2009.**

_____
Notary Public

My commission expires: 10-31-2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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, $ 114,900.00, 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 27th day of January, 2010.

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 Keegan
4813 Powder Spring Road
Nolensville TN 37135

Map No. 164 13 0B 021.00

Return to:

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