Box 13
#15556

BILL GARRETT, Davidson County
Trans:T20100008744 DEEDWARRSP
Recvd: 02/12/10 08:51 4 pgs
Fees:23.00 Taxes:223.28
20100212-0010991

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3357
A090430

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of February, 2010, by Federal National Mortgage Association, (FANNIE MAE) Grantor, by its duly authorized attorney in fact Wilson & Associates, PLLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Cornerstone Community Reinvestment, Grantee, the following land in Davidson County, Tennessee:

"SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION"

Commonly known as: 511 Radnor Street, Nashville, TN 37211.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $72,416.00 FOR A PERIOD OF 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 $72,416.00 FOR A PERIOD OF 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: 511 Radnor Street, 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 its successors 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 (Fannie Mae), by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact

POA recorded instrument # 20090520-0046582

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of Tennessee
)ss.
County of Williamson

* (FANNIE MAE)

On this day before me, a Notary Public, personally appeared Jason Mangrum, to me personally well-known, who acknowledged that he is the Partner of Wilson & Associates, PLLC, a corporation, as attorney-in-fact for Federal National Mortgage Association,* 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 25th day of January, 2010.

_____
Notary Public

My commission expires: 10/31/2011

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

_____
(Seal)

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, $60,347.00, 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 5 day of Feb, 2010.

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires:
1-21-2013
(Seal)

Property owner and party responsible for payment of taxes:
Cornerstone Community Reinvestment
118 Paige Park Lane
Goodlettsville TN 37072

Map No. 119 13 0 238.00

Return to:

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

LEGAL DESCRIPTION-EXHIBIT "A"

Land in Davidson County, Tennessee, being only Lot 107 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said lot fronts 50 feet on the south side of Radnor Street and runs back southwardly 169 feet to an alley.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 3/9/09 as instrument 20090309-0020478.