THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

BILL GARRETT, Davidson County
Trans:T20100011954 DEEDWARRSP
Recvd: 03/01/10 14:06 4 pgs
Fees:23.00 Taxes:160.95
20100301-0015457

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 29th day of October, 2009, by and between **FEDERAL NATIONAL MORTGAGE ASSOCIATION** as party of the first part, located at _____ and, **TROY SHAFER,** party of the second part located at _____;

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 Shelby, State of Tennessee:

All that tract or parcel of land lying and being designated as Lot 24 on the plan of Shields, Davis Shape and Horn's addition as of record in Book 57, Page 86 in the Register's Office for said county, Said Lot No. 24 fronts 50 feet on the Westerly side of North 2nd, formerly Harris Street and runs back between parallel lines 145 feet, more or less, to an alley, which plat is incorporated herein by reference for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed to Federal National Mortgage Association dated September 10, 2009 and recorded as Instrument Number 200909210087794

TROY SHAFER HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $52,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. TROY SHAFER SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $52,200.00 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 TROY SHAFER.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property: 828 N. 2ND STREET NASHVILLE TN 37207
Parcel ID No.: 82-7-35

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: Associate

STATE OF GA

COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffany Wolf, 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 Associate of Johnson & Freedman, LLC, 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 29th day of October, 2009

Notary Public

My Commission Expires:_____



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Parcel ID No.: 82-7-35
File Number: FNM2009091083TN1

Mail Tax Notices To and Property Owner:
Troy Shafer
828 N. 2nd St
Nashville, TN 37207

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 $ 43,500.00 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 29th day of October, 2009

Notary Public

My Commission

Brandy Jo French
MY COMMISSION EXPIRES
February
4
2011
Gwinnett County Georgia
NOTARY PUBLIC