B04 10-B

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010020310TN1

BILL GARRETT, Davidson County
Trans:T20100013818 DEEDWARRSP
Recvd: 03/08/10 15:16 4 pgs
Fees:23.00 Taxes:434.38
20100308-0017876

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 5th day of March, 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, **Coordination Plus, LLC** , party of the second part located at P. O. Box 160591, Nashville, TN 37216

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section One East Towne, of record in Plat Book 3700, Page 147, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Being part of the same property conveyed to Dale Miller and Jack C. Wilson, each with a 1/2 undivided interest by deed from Billy Gray of record as instrument No. 20050629-0075007 and re-recorded as 20051011-0122506, said Register's Office. Being the same property conveyed to Ingrid M. Bryson-Whyte by deed from Mark Lepera, married recorded simultaneously herewith in Instr. 200707110082770 said Register's Office.

The last Deed of record was filed at Instrument Number 20091023-0098150 on 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 $140,880 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 $140,880 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: 819 & 821 BETH DRIVE NASHVILLE TN 37206
Parcel ID No.: 084-09-0-007.00

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: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffany H. Wolf 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 5th day of March, 2010

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 11, 2014

_____
Notary Public

My Commission Expires: _____

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Property: 819 & 821 BETH DRIVE NASHVILLE TN 37206
Parcel ID No.: 084-09-0-007.00
File Number: FNM2010020310TN1

Mail Tax Notices To and Property Owner:

Coordination Plus, LLC
P. O. Box 160591
Nashville, TN 37216

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 $ 117,400.00 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 5th day of March, 2010

Notary Public

My Commission

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 11, 2014