THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009091099TN1

BILL GARRETT, Davidson County
Trans:T20100017813 DEEDWARRSP
Recvd: 03/26/10 13:35 3 pgs
Fees:18.00 Taxes:201.65
20100326-0022767

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 6 day of January, 2010 by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 and, **Hung Chen** , party of the second part located at 6108 Stillmeadow Dr., Nashville, TN 37211;

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. 13, Subdivision of Part of Tracts 6, 7, and 8, Anderson Estates, of record in Plat Book 1835, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Maudie R. Jones from John Hickman by deed being recorded simultaneously herewith of record in Instrument Number 200705310064549, Register's Office for Davidson County, Tennessee.

The last recorded Deed was filed of record at Instrument Number 20090928-0089655 in the Register's Office for Davidson County, Tennessee.

HUNG CHEN HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $65,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. HUNG CHEN SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $65,400.00 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 HUNG CHEN.

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

Property: 137 RIO VISTA DRIVE MADISON TN 37115
Parcel ID No.: 043-12-0-021.00

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, Pursuant to Power of Attorney located at Instrument No. 09130828, Shelby County, Tennessee Records

By: Brian K. Widener, as Attorney-In-Fact
Its: 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 K. Widener, 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 Partner of Johnson & Freedman, LLC as Attorney-in-Fact for 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 6 day of January 2010

Notary Public

My Commission Expires: 3/17/13

ROBIN M. KREIDER NOTARY PUBLIC SPALDING COUNTY, GEORGIA My Comm Expires March 17, 2013

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Parcel ID No.: 043-12-0-021.00
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Mail Tax Notices To and Property Owner:

Hung Chen
6108, Shillmeadow Dr.
Nashville, TN 37211

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 $ 54,500.00 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 6 day of January, 2010

Notary Public

My Commission 3/17/13

ROBIN M. KNEIDER NOTARY PUBLIC SPALDING COUNTY, GEORGIA My Comm Expires March 17, 2013