BILL GARRETT, Davidson County
Trans:T20100018980 DEEDWARRSP
Recvd: 04/01/10 09:37 3 pgs
Fees:18.00 Taxes:144.30
20100401-0024312

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4330
A091337

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of March, 2010, by Fannie Mae A/K/A Federal National Mortgage Association, 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 Jesus G. Navarro and Rosie Navarro, Grantees, the following land in Davidson County, Tennessee:

Land being in Davidson County, Tennessee, being Unit No. E-5 of The Canterbury Hall Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office, Davidson County, Tennessee. Together with the undivided percentage interest in the common elements appurtenant to the said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Canterbury Hall Condominiums, as record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 11/9/09 as instrument 20091109-0103724.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $46,800.00 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 $46,800.00 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 grantee.

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

Commonly known as: 500 Paragon Mills Road #E-5, 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 Grantees and unto their 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 (Fannie Mae), by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

POA recorded as Instrument No. 20090520-0046582

BY: _____
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
County of Pulaski

On this day before me, a Notary Public, personally appeared Randall S. Bueter, to me personally well-known, who acknowledged that he is a Partner of Wilson & Associates, PLLC., a corporation, as duly authorized attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 24 day of March, 2010.

_____
Notary Public

My commission expires:

10/18/15
(Seal)

ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

State of TENNESSEE

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, $39,000.00, 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 30TH day of March, 2010.

Notary Public

My commission expires:

07/16/2011

(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:
Jesus G. Navarro and Rosie Navarro
5134 Dale Ewing Lane
Franklin TN 37064

Map No. 133-11-0A-031.00

Return to:

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