THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009121941TN1

BILL GARRETT, Davidson County
Trans:T20100023276 DEEDWARRSP
Recvd: 04/20/10 09:50 3 pgs
Fees:18.00 Taxes:96.20
20100420-0029628

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the 9th day of April, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy., Dallas, TX 75254 and, **Wei Xing Guo**, party of the second part located at 884 Arlington Heights Dr., Brentwood, TN 37027;

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:

BEING LOT NO. 8-A, Zone Lot division, Lot Nos. 8 & 9, Phase I, Valley View Terrace, of record in Plat Book 6250, Page 67, amending Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Federal National Mortgage Association from Nationwide Trustee Services, Inc., as Substitute Trustee dated 9/17/09, filed 10/07/09 in Instrument No. 20091007-0093310, Davidson County Records.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $31,200.00 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 $31,200.00 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 GRANTEE.

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

THE LAST RECORDED DEED WAS FILED OF RECORD IN INSTRUMENT NO. 20091007-0093310, IN THE REGISTER'S OFFICE OF DAVIDSON, CO, TN.

Property: 305 NORWAY COURT NASHVILLE TN 37211
Parcel ID No.: 13307029900

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 Tiffiny H 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 9th day of April, 2010.

Sandy Jo Lynch
NOTARY PUBLIC
Gwinnett County Georgia
MY COMMISSION EXPIRES
February 4 2011

_____
Notary Public

My Commission Expires: 02-04-2011

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Property: 305 NORWAY COURT NASHVILLE TN 37211
Parcel ID No.: 13307029900
File Number: FNM2009121941TN1

Mail Tax Notices To and Property Owner:
Wei Xing Guo
884 Arlington Heights Dr
Brentwood, TN 37027

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 $ 26,000 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 9th day of April, 2010

Notary Public

My Commission

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