SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America hereinafter called Grantor, and Rebecca Nell Fricke, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in the Fourteenth (14th) Civil Distrct of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin located on the north side of Ridge Road, 21 feet from the centerline of Ridge Road, 0.3 miles from Grays Point Road, and 150.00 feet from the existing southeast property corner of W.E. Parker, thence with the north margin of Ridge Road South 81 degrees 03 minutes 32 seconds West 152.93 feet to an iron pin, thence South 77 degrees 06 minutes 32 seconds West 102.67 feet to an iron pin, thence leaving the road with a fence North 7 degrees 58 minutes 34 seconds West 162.47 feet to an iron pin, thence South 87 degrees 18 minutes 27 seconds West 39.57 feet to an iron rod at a fence post, thence North 07 degrees 59 minutes 30 seconds West 359.78 feet to an iron pin set in a cross fence, thence North 16 degrees 57 minutes 30 seconds East 454.69 feet to an iron pin set in an old fence line, thence with said fence South 80 degrees 30 minutes 40 seconds East 107.73 feet to an existing iron pin driven in the roots of a 24 inch sugar maple, thence with Parker South 07 degrees 59 minutes 30 seconds East 894.49 feet to the point of beginning; containing 5.30 acres as surveyed by Weakley Brothers on September 20, 1990.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060703-0079377 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20091123-0107296, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $84,000.00 FOR A PERIOD OF THREE MONTHS 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 $84,000.00 FOR A PERIOD OF THREE MONTHS 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.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

BILL GARRETT, Davidson County
Trans: T20100024918 DEEDWARRSP
Recvd: 04/27/10 09:38 2 pgs
Fees: 13.00 Taxes: 259.00
20100427-0031706

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Scedella McAtee
Scedella McAtee

Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SCEDELLA MCATEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 15th day of April, 2010.

Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My Commission Expires: 3-25-12

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 26th day of April, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address: 5096 Ridge Road, Joelton, TN 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rebecca Nell Fricke

8571 Meadow Ridge Lane

Chapel Hill, NC 27516

S & K File # 09-023335

Map & Parcel - 028000161.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119