Record & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville. TN 37072

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4918
A091351/1685799779

BILL GARRETT, Davidson County
Trans:T20100024915 DEEDWARRSP
Recvd: 04/27/10 09:30 4 pgs
Fees:23.00 Taxes:166.50
20100427-0031707

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of April, 2010, by Federal National Mortgage Association (Fannie Mae), Grantor, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to David Christian and Christy Christian, Grantees, the following land in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION-EXHIBIT "A"

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $54,000.00 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 $54,000.00 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: 1003 Elliston Street, Old Hickory, TN 37138.

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 Instrument # 20090520-0046582

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of TN
)ss.
County of Williamson

On this day before me, a Notary Public, personally appeared Jason Mangrum, to me personally well-known, who acknowledged that he/she is the Partner of Wilson & Associates, P.L.L.C., , a corporation, as attorney-in-fact for Federal National Mortgage Association (Fannie Mae), 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 2nd day of April, 2010.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee

County of Davidson)ss

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, $ 45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamy Mavis

Grantee or Agent of Grantee

Subscribed and sworn to before me this 23rd **day of** April, 2010.

Dawn N Kemp

Notary Public

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:

8/21/10

(Seal)

Property owner and party responsible for payment of taxes:
David Christian & Christy Christian
22606 New Hope Rd
Hendersonville TN 37075

Map No. 044-15-0-277.00

Return to:

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

LEGAL DESCRIPTION-EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 56 of Section D on the plan of E. I. Pont de Nemours and Company's Subdivision of Old Hickory Village, as of record in Book 1424, page 65, Register's Office for said County, described as follows:

Said Lot No. 56 fronts 53.1 feet on the easterly side of Elliston Street and runs back between parallel lines 66 feet to a dead line.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed November 6, 2009 as Instrument No. 20091106-0102641 in the Register's Office for Davidson County, Tennessee.