**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010010142TN1

Davidson County DEEDWARRSP
Recvd: 04/29/10 13:01 4 pgs
Fees:23.00 Taxes:129.50
20100429-0032658

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 31st day of March, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **Ennis Pepper** , party of the second part located at P. O. Box 191, Springfield, MO 65801:

**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 Number 33-B on the plan of Section One, revised, Zone Lot Division of lots 16,17,25-33 & 37-45, Harbor Gate, of record in Plat Book 6250 page 638 amending Plat Book 5200, Page 712, Register's Office for Davidson County Tennessee, to which reference is hereby made got a more complete description. Being the same property conveyed to Troy D. Pierce, unmarried by deed from Jack Kemp, Secretary of Housing and urban Development dated 7/24/90, recorded 7/26/90 in Book 8160, Page 846, Register's Office for Davidson County, Tennessee. Property Address: 813 Lake Terrance Drive Nashville, Tennessee 37217.

The last Deed of record was recorded at Instrument Number 20091223-0116664 in the Register's Office of Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $42,000 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 $42,000 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. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 813 LAKE TERRACE DRIVE NASHVILLE TN 37217
Parcel ID No.: 150-02-0-375.00

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, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee**

BY: Tiffiny H. Wolf

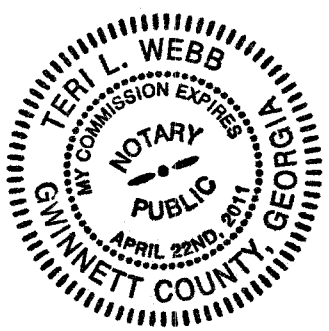
TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H Wolf of Johnson & Freedman, LLC, 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 Attorney-in-Fact of **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 31st day of March, 2010




Notary Public

My Commission Expires:

**********

Property: 813 LAKE TERRACE DRIVE NASHVILLE TN 37217
Parcel ID No.: 150-02-0-375.00
File Number: FNM2010010142TN1

Mail Tax Notices To and Property Owner:
BANK OF AMERICA, NA
6700 Lakeview Center Drive
Tampa, FL 33619

NEW OWNER AND ADDRESS
Ennis Pepper c/o Baptist Bible Fellowship
P. O. Box 191
Springfield, MO 65801

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 $ 35,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of March , 2010,

Notary Public

My Commission

TERI L. WEBB NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22ND, 2011

**Certificate of Authenticity**

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE