BILL GARRETT, Davidson County
Trans:T20100025943 DEEDWARRSP
Recvd: 04/30/10 12:38 3 pgs
Fees:18.00 Taxes:218.30
20100430-0033051

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4582
A091C0Y

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of April, 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 Ben Tarpley and wife, Andrea Tarpley, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No 50 on the plan of Haywood Hills section 1 of record in Plat Book 4460, page 156 Register's Office of Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of St Cloud Dr at the common corner of Lots 49 and 50 thence with the line between said two lots southwesterly 128.4 feet to a point; thence N 38 deg 05 min W 16.96 feet to a concrete monument at the most easterly corner of Lot 51; thence with the lines between Lots 50 and 51 northwesterly 90 feet to a point in the southeasterly margin of Danley Ct.; thence with the margin of same northeasterly 88.64 feet to a concrete monument at the beginning of a curve 36.19 feet to a concrete monument in the southwesterly margin of St Cloud; thence with the margin of the southeasterly 63 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 16, 2009 as Instrument No. 20091216-0114326 in the Register's Office for Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $70,800.00 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 $70,800.00 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: 601 Saint Cloud Drive, Antioch, TN 37013.

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.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

POA recorded as Instrument No. 20090520-0046582

BY: _____
Jason Mangrum, Partner

Acknowledgment

State of Tennessee
)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 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 21st **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
)ss.
County of Davidson

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, $ 59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A Slott Wd
Grantee or Agent of Grantee

Subscribed and sworn to before me this 26th day of April, 2010.

Ashley S. Heath
Notary Public

My commission expires:
March 19, 2014
(Seal)

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner and
Property owner and party responsible for payment of taxes:
Ben Tarpley
413 Holt Creek Ct.
Nashville, TN 37211

Map No. 162 03 0 253.00

Return to:

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