03

Fidelity Title

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20100027717 DEEDWARRSP
Recvd: 05/10/10 08:39 2 pgs
Fees:13.00 Taxes:214.60
20100510-0035367

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of April, 2010 by and 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 RC Lamb and Mary Lamb, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, being part of Lot Nos. 3 and 4 in the partition of the Lands of Abner Cowgill, deceased, as of record in the Minute Book "Q" Page 301, Circuit Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 15, 1960 as follows: Beginning at an iron pin in the southerly margin of Central Pike being the northerly corner of a tract marked .51 acres on said survey, south 2 degrees 15 minutes west 224.8 feet to an iron pin; thence South 88 degrees 30 minutes East 100 feet to an iron pin; thence North 2 degrees 15 minutes East 225.0 feet to an iron pin in the Southerly margin of Central Pike; thence North 88 degrees 30 minutes West 36 feet to a point in the Southerly margin of Central Pike; thence North 87 degrees 45 minutes West 64 feet to the point of beginning. This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100121-0005446, Register's Office of DAVIDSON County, Tennessee.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $69,600 FOR A PERIOD OF 3 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 $69,600 FOR A PERIOD OF 3 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.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 29th day of April, 2009.

Fannie Mae a/k/a Federal National Mortgage Association
by ~~Weiss Spicer~~ Cash, PLLC, attorney in fact

BY: _____
Valerie Ann Spicer

PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20081218-0121094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 29th day of April, 2009.

_____
Notary Public

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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Property Address: 4264 Central Pike, Hermitage, TN 37076
Parcel # 087-000-097.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: RC Lamb and Mary Lamb
6127 N. New Hope Rd.
Hermitage, TN 37076

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 58,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2010.

_____
Notary Public
My Commission Expires: 2/11/13