THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010020358TN1

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

BILL GARRETT, Davidson County
Trans:T20100028945 DEEDWARRSP
Recvd: 05/13/10 15:10 4 pgs
Fees:23.00 Taxes:214.60
20100513-0037057

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20 day of April, 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, **Christopher L. Hall**, party of the second part located at _____;

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 a certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 146, in a horizontal property regime as shown on the condominium site plan of Brooke Castle Condominium, of record in Book 6250, Page 627, and amended in Book 6727, Page 762, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association from Nationwide Trustee Services, Inc., as Substitute Trustee dated 1/07/10, filed 1/13/10 in Instrument No. 20100113-0003103, Davidson County Records.

Subject Property Address: 146 Brooke Castle Drive, Hermitage, TN 37076-1740

Map/Parcel ID: 075 08 DA 042.00

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $69,600 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 $69,600 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: 146 BROOKE CASTLE DRIVE HERMITAGE TN 37076-1740
Parcel ID No.: 075 08 DA 042.00

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Property: 146 BROOKE CASTLE DRIVE HERMITAGE TN 37076-1740
Parcel ID No.: 075 08 DA 042.00
File Number: FNM2010020358TN1

Mail Tax Notices To and Property Owner:

Christopher HalMall
146 Brooke Castle Dr
Hermitage, TN 37076

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 $ 58,000.00 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 20 day of April 2010

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

Notary Public

My Commission

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.

Prepared by:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY: _____

TITLE: Managing Partner

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joel Freedman 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 20 day of April, 2010

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

Teri L. Webb
Notary Public

My Commission Expires: _____