This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4921

STATE OF TN)
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, is $54,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 28th day of May, 2010.

Notary Public
My Commission Expires: 11/7/12
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Buel E. Hunter 1215 Emmett Avenue Nashville, TN 37206	NEW OWNER	072 130 365.00

BILL GARRETT, Davidson County
Trans:T20100034786 DEEDWARRSP
Recvd: 06/08/10 11:18 2 pgs
Fees:13.00 Taxes:203.13
20100608-0044413

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Buel E. Hunter, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Number 1 of Block A on the plan of Tim H. Moore's subdivision of part of A.W. Johnson and G. P. Smith's subdivision as of record in book 332, page 107, Register Office for Davidson County, Tennessee, and being know as Lot Number 4 on a re-subdivision of part of block A described according to a survey by James A. Hamilton Jr. Surveyor as follows: beginning at a point in the easterly margin of Emmett Ave. Said point being 584.5 feet more or less North of the northerly margin of West Greenwood Ave; thence easterly 153.5 feet more or less to a point which is 587.5 feet more or less north of the northerly margin of West Greenwood Ave.; thence Northwardly 57.5 feet to a point in the Southwardly margin of an alley; thence westerly with the margin of said alley 157 feet to a point in the easterly margin of Emmett Ave.; thence Southwardly 57.5 feet with the margin of said Emmett Avenue to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded as Instrument Number 20100205-0009197, Register's Office of Davidson County, Tennessee.

Commonly known as: 1219 Emmett Avenue, Nashville, TN 37206

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN ~~$65,880.00~~ FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN ~~$65,880.00~~ 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(S). 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 said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 19th day of May 2010, to be effective the 28th day of May 2010.

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

BY: _____
Jason Mangrum, Partner

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Jason Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a Partner of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 19th day of May 2010.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY