**Return to: Box 10-B
Cohen & Cohen

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-5929

STATE OF Tennessee
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 $ 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.

Deborah J. Cohen
Grantee or Agent of Grantee

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

Lee A. Cohen
Notary Public
My Commission Expires: 08/23/2011
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
CML Properties, LLC 5543 Edmondson Pike #140 Nashville, TN 37211	SAME	083 01 200.00

BILL GARRETT, Davidson County
Trans: T20100040057 DEEDWARRSP
Recvd: 06/30/10 15:37 3 pgs
Fees: 18.00 Taxes: 214.60
20100630-0051296

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 # 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 CML Properties, LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

SEE EXHBIT A FOR LEGAL DESCRIPTION

Commonly known as: 1012 Granada Avenue, Nashville, TN 37206

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN ~~$69,600.00~~ 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 ~~$69,600.00~~ 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 its successors 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 17th **day of** June **2010, to be effective the** 28th **day of** June 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 17th **day of** June 2010.

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of J.G. Grissom's Grand Avenue Addition of record in Book 974, page 35, Register's Office for said County, and designated as Hackette property on the Map of Granada Place of record in Book 3106, page 34, said Register's Office, and described as follows:

Beginning at a concrete monument at the intersection of the southerly margin of Granada Avenue and the easterly margin of Granada Court, said monument also being the northwesterly corner of the Hackette property as shown on the plan of Granada Place, of record in Book 3106, page 34, said Register's Office; thence with the easterly margin of said court, South 2 degrees 55 minutes West 100.0 feet to a concrete monument; thence, continuing with said margin a 124.5 foot radius curve to the right, southwardly 15.0 feet to a concrete monument at the northwesterly corner of Lot Number 4, Granada Place; thence, with the northerly line of said lot South 87 degrees 05 minutes East 61.0 feet to a concrete monument in the westerly line of the Oakmont Development Company Property; thence, with Oakmont's westerly property line, North 2 degrees 55 minutes East 115.0 feet to a point on the southerly margin of Granada Avenue; thence, with said margin, westwardly 60.0 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed April 28, 2010 as Instrument No. 20100428-0032392.