THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM20100204 12TN1

BILL GARRETT, Davidson County
Trans:T20100044799 DEEDWARRSP
Recvd: 07/22/10 09:15 4 pgs
Fees:23.00 Taxes:370.00
20100722-0057240

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20th day of July, 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, **WILLIAM SNYDER ,** party of the second part located at Nashville, Tennessee ; H.

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:

Land in Davidson County, Tennessee, being UNIT No. 144 on the plat of Cumberland Trace, of record in Book 5200, page 700, in the Register's Office of Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, page 528, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William W. Maxwell, married, by deed from Elizabeth B. Rich, unmarried, dated March 6, 2003 and filed of record as Instrument No. 20030314-0034671, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record. William W. Maxwell is now an unmarried person.

The last recorded Warranty Deed was filed of record at Instrument 20100204-0008900 in the Register's Office of Davidson County, TN.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $120,000.00 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 $120,000.00 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. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 144 CUMBERLAND TRACE NASHVILLE TN 37214
Parcel ID No.: 073-16-OA-144.00-CO

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.

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: _____

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____ of Johnson & Freedman, L.L.C.; 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 _____day of June, 2010.

SHAUN R. RILEY NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA SEPT. 13, 2011

_____
Notary Public

My Commission Expires:_____

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Property: 144 CUMBERLAND TRACE NASHVILLE TN 37214
Parcel ID No.: 073-16-OA-144.00-CO
File Number: FNM2010020412TN1

Mail Tax Notices To and Property Owner:
William H. Snyder
1792 Harpeth River Dr.
Brentwood, TN 37027

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 $ 100,000.00 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 _____ day of June, 2010

Notary Public

My Commission

SHAUN R. RILEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES SEPT. 13, 2011