Prepared by:

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Clarence, NY 14031

Davidson County DEEDWARRSP
Recvd: 08/26/10 11:18 4 pgs
Fees:23.00 Taxes:248.64
20100826-0067544

Returned to:

DON COMSTOCK
8114 WARNER ROAD
BRENTWOOD, TN 37027

TAO-089831

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 8/17/10, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Hereinafter referred to as Grantor, and

DON COMSTOCK, A MARRIED MAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of SIXTY SEVEN THOUSAND TWO HUNDRED AND 00/100 ($67,200.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of ~~TENNESSEE~~ DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100224-0013901, of ~~TENNESSEE~~ DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $ 80,640.00 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 $ 80,640.00 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. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: Lisa A Sanor

LISA A. SANOR, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY

STATE OF Pennsylvania
COUNTY OF Allegheny }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Lisa A. Sanor with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be Lisa A. Sanor, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION the within bargainor, and that he/she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized representative.

Witness my hand, at offices, 8/17/10

Virginia M Noble
Notary Public
Commission expires: 6/19/11

NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2011

VALUATION AFFIDAVIT

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 $67,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201013544

Rebecca Ludwig
Affiant

Subscribed and sworn to before me this 19 day of August, 2010.

Notary Public
Commission Expires 10/24/2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel J. Foytik, Notary Public
Crafton Boro, Allegheny County
My Commission Expires Oct. 24, 2013
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
DON COMSTOCK	DON COMSTOCK	400 DAWN DRIVE NASHVILLE, TN 37211
8114 WARNER ROAD	8114 WARNER ROAD	MAP PARCEL NO.:
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	133160148

EXHIBIT A

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN:

BEING LOT NO. 11 ON THE PLAN OF GREENWOOD HILLS, SECTION 1, OF RECORD IN PLAT BOOK 3106, PAGE 37, RESUBDIVISION IN A PLAN OF RECORD IN PLAT BOOK 4470, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF LOT NO. 11, BEING THE COMMON FRONT BOUNDARY OF LOTS 11 AND 12; THENCE WESTERLY 69.77 FEET ALONG THE NORTHERLY MARGIN OF PARAGON MILLS ROAD TO A MONUMENT; THENCE AROUND A CURVE 39.27 FEET TO A MONUMENT; THENCE NORTHERLY 25 FEET ALONG THE EASTERLY MARGIN OF SHILOH DRIVE TO A MONUMENT; THENCE NORTHERLY 64.57 FEET TO A MONUMENT; THENCE NORTHEAST 101.83 FEET TO A MONUMENT, THENCE SOUTHERLY 131.71 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO MANTEEN WILLIAMS, SINGLE BY QUIT CLAIM DEED FROM MANTEEN WILLIAMS, BRENDA WATERS RANDOLPH, ANDRE WILLIAMS, AND YVINDA WILLIAMS NAEEM (HEIRS OF GLENNELLA WILLIAMS) DATED 04-23-03 FILED FOR RECORD 05-12-03, IN INSTRUMENT NO. 20030512-0063090, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 02/24/2010 IN INSTRUMENT 20100224-0013901 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 133160148

PROPERTY COMMONLY KNOWN AS: 400 DAWN DR., NASHVILLE, TN. 37211

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries