Prepared by:

Paul Jungers, Esq.
The Dec Law Firm
8940 Main Street
Clarence, NY 14031

Returned to:

RONALD DAILEY AND KAREN DAILEY
1223 ROCKEY VALLEY ROAD
LEBANON, TN 37090

BILL GARRETT, Davidson County
Trans:T20100059526 DEEDWARRSP
Recvd: 09/22/10 08:41 3 pgs
Fees:18.00 Taxes:66.60
20100922-0075219

T010-029829

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 9/7/10, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Hereinafter referred to as Grantor, and

RONALD DAILEY AND KAREN DAILEY, HUSBAND AND WIFE

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of EIGHTEEN THOUSAND AND 00/100 ($18,000.00) 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 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 20091123-0107333, of 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 $21,600 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 $21,600 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. 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, 9-7-10

Colleen A Craig

Notary Public
Commission expires: 3/25/2014

NOTARIAL SEAL
COLLEEN F CRAIG
Notary Public
BUFFALO TWP., WASHINGTON COUNTY
My Commission Expires Mar 25, 2014

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 $18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201016021

Commonwealth of Pennsylvania

County of Allegheny

Scott Bobah
Affiant

Subscribed and sworn to before me this 16 day of Sept, 2010

Gina Barbour
Notary Public
Commission Expires 1/10/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
RONALD DAILEY	RONALD DAILEY	1612 HEIMAN STREET
1223 ROCKEY VALLEY ROAD	1223 ROCKEY VALLEY ROAD	NASHVILLE, TN 37208
LEBANON, TN 37090	LEBANON, TN 37090	MAP PARCEL NO.:
		081150384

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS LOCATED THEREON, BUT NO FURTHER OR OTHERWISE, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 33-1/3 FEET OF LOT NO. 6 ON THE MAP OF UNDERWOOD'S ADDITION, OF RECORD IN BOOK 21, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 6 FRONTS 33-1/3 FEET ON THE NORTH SIDE OF HEIMAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 162 FEET MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED FROM EVERETT L. HIXSON JR., SUCCESSOR TRUSTEE AND (SUCCESSOR TRUSTEE'S DEED) TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 11/23/2009 IN INSTRUMENT 20091123-0107333 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 1612 HEIMAN STREET, NASHVILLE, TN 37208