return to:

THIS INSTRUMENT PREPARED
BY & ~~RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010082475TN1

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. ~~202~~ 303
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20100062490 DEEDWARRSP
Recvd: 10/04/10 12:17 4 pgs
Fees:23.00 Taxes:162.43
20101004-0079053

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 29th day of September, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Yadira Reyes** , party of the second part located at 855 Reeves Rd Antioch TN 37013 ;

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:

Parcel 1:
Land in Davidson County. Tennessee, being Lot No. 4 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A.P. Grinstead Subdivision of Lots at Antioch of record in Plat Book 161. page 63, Register's office for Davidson county, Tennessee, described as follows: Beginning at a point in the southerly margin of Reeves Road the common corner of Lots 4 and 5; thence with the line between said two lots south 150 feet to a point at an alley; thence east with alley 100 feet to a point where two alleys intersect; thence north with said intersecting alley 150 feet to a point in the southerly margin of Reeves Road; thence with said Reeves Road west 100 feet to the point of beginning.

Parcel 2:
Land in the 2nd civil District of Davidson County, Tennessee, being a triangular shaped lot and being designated as Lot No. 6 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A. Grinstead of lots at Antioch of record in plat Book 161, page 63, Register's Office for Davidson county, Tennessee described as follows: Beginning at a point in the easterly margin of Payne Road at an alley and being the southmost point of the herein described lot; thence with the alley north 180 feet to a point where two alleys intersect; thence west with said intersecting alley 145 feet to a point in the easterly margin of Payne Road; thence with said Payne Road southeast 229 feet to the point of beginning. BEING that same property conveyed to Linda F. Gipson and husband, Norman L. Gipson by deed from Douglas P. Inmon, Administrator of the Estates of Genevieve L. Inmon and husband Bobby Inmon, Sr., deceased of record in instrument # of the Register's Office for Davidson County, Tennessee. This conveyance is made subject to charter railroad rights N.C. and St. Louis railroad lands as set out in plat Book 161, page 63; subject to alley ways and street right of way of Reeves Road as to Lot 4 as shown on said plat; right of way of Payne Road as to Lot 6; subject to charter railroad easement right of way; and any other matters as shown on Plat of record in Plat Book 161, page 63; all of the Register's office for Davidson County, Tennessee.

The last Deed of record was filed at Instrument Number 20100716-0055889 in the Register of Deeds Office for Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $52,680.00 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 $52,680.00 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: 855 REEVES ROAD ANTIOCH TN 37013
Parcel ID No.: 148-00-0-207.00

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: C Anderson

TITLE: Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mahshiz Anderson of Johnson & Freedman, LLC, 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 29th day of September, 2010

ERICA T. PORTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 24, 2014

Erica T. Porter

Notary Public

My Commission Expires: 5/24/2014

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Property: 855 REEVES ROAD ANTIOCH TN 37013
Parcel ID No.: 148-00-0-207.00
File Number: FNM2010082475TN1

Mail Tax Notices To and Property Owner:
Yadira Reyes
855 Reeves Road
Antioch, TN 37013

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 $ 43,900.00 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 29th day of September 2010

Notary Public

My Commission Expires 5/24/2014

ERICA T. PORTER
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 24, 2014