THIS INSTRUMENT PREPARED
BY [illegible]
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010092859TN1

Return To: Mid South Title Services, LLC
3159 Highway 64 - Suite 400
Eads, Tennessee 38028
901 - 591 - 1535

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of October, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Burkett Homes, Inc.,** party(ies) of the second part located at P. O. Box 175, Oakland, Tennessee 38060 ;

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:

A certain tract or parcel of land in Davidson County, Tennessee being further described as follows, to-wit;
Being Lot No. 40, Map of Maynor Place, or record in Book 843, Page 24, Register's Office for Davidson County Tennessee.
Being the same property conveyed to Ronald L. Smith and Lula M. Smith, both unmarried by Warranty Deed from Angelo Garafola and Mark Garafola, dated 3/24/95 and recorded 3/28/95 in Book No. 9628 Page 995, Register's Office for Davidson County, Tennessee. The said Lula M. Smith has since deceased leaving Ronald L. Smith, Hubert W. Smith, Larry Eugene Smith, Sharon Logan, Tabitha Robb, Gary M. Smith, Eva Gwynn, Brenda Dotson and Darrell Smith as her only surviving heirs per the Affidavits of Heirship of reocrd in Instrument No. 20060607-0067721 and Instrument No. 20060607-0067722 said Register's Office.
Being further conveyed to Ronald L. Smith by Quitclaim Deeds from Larry Eugene Smith of record in Instrument No. 20060607-0069727 and from Sharon Logan of record in Instrument No. 20060607-0067726 and from Tabitha Robb of record in Instrumetn No. 20060607-0067724 and from Gary M. Smith of record in Instrument No. 20060607-0067728, an from Eva Gwynn of record in Instrument No. 20060607-0067723 and from Brenda Dotson of record in Instrument No. 20060607-0067725 all in said Register's Office. Being even further conveyed to Hubert W. Smith and Darrell Smith by Deed from Ronald L. Smith of record in Instrument No. 20060607-0067729 said Register's Office.

The last Deed of record was filed at Instrument Number 20100826-0067426 in the Registers Office of Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $54,900.00 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 $54,900.00 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: 1007 Maynor Avenue Nashville TN 37216
Parcel ID No.: 072-06-0-009.00

BILL GARRETT, Davidson County
Trans:T20100068040 DEEDWARRSP
Recvd: 10/27/10 10:32 4 pgs
Fees:23.00 Taxes:169.28
20101027-0085911

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: M. Anderson AIF

TITLE: Managing Atty.

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Makishia Anderson of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, 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 authorized to sign on behalf of Johnson & Freedman, LLC as 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 22 day of October, 2010

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 11, 2014

Notary Public

My Commission Expires:_____

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Property: 1007 Maynor Avenue Nashville TN 37216
Parcel ID No.: 072-06-0-009.00
File Number: FNM2010092859TN1

Mail Tax Notices To and Property Owner:
Burkett Homes, Inc.

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 $ 45,750.00 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 22 day of October, 2010

Notary Public

My Commission Expires:

LISA COMBS NOTARY PUBLIC GEORGIA EXPIRES JUN. 11, 2014 COBB COUNTY