THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010092828TN1

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28 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, **DAVID LIEN,** party(ies) of the second part located at 2434 Bear Rd. Nashville TN 37215;

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 Lot No. 71 on the Plan of Horton Heights, Section VII, of record in Book 2133, Page 25, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for amore complete and accurate legal description thereof. Being the same property conveyed to Grantor(s) by deed of even date from Carol Freund and husband Ricky C. Taylor of record in Instrument No. 20071205-0141109, said Register's office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $194,400.00 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 $194,400.00 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.

The last Deed of record was filed at Instrument No. 20100224-0013900 in the Register's office of Davidson County, TN.

Property: 839 Hillwood Blvd Nashville TN 37209
Parcel ID No.: 102-08-0-088.00

BILL GARRETT, Davidson County
Trans:T20100069038 DEEDWARRSP
Recvd: 11/01/10 12:17 4 pgs
Fees:23.00 Taxes:589.41
20101101-0087192

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: Brian Widener, Partner

STATE OF Georgia

COUNTY OF Dekalb

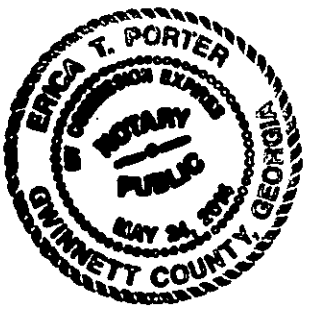
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BRIAN WIDENER, of Johnson & Freedman, LLC with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved 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 27th day of October 2010

Erica D. Porter

Notary Public

My Commission Expires: 5/24/2014



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Property: 839 Hillwood Blvd Nashville TN 37209
Parcel ID No.: 102-08-0-088.00
File Number: FNM2010092828TN1

Mail Tax Notices To and Property Owner:
DAVID LIEN
2434 Bear Road
Nashville, Tennessee 37215

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 $ 159,300.00 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 October, 2010

Notary Public

My Commission Expires: 5/24/2014

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