THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010051549TN1

BILL GARRETT, Davidson County
Trans:T20100073195 DEEDWARRSP
Recvd: 11/18/10 10:28 3 pgs
Fees:18.00 Taxes:185.00
20101118-0092325

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 1st day of Oct., 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 and, **BROCK D. SHORT JR**, party of the second part located at 2930 SIDCO DRIVE, NASHVILLE, TN 37204

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. 85, Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 85 fronts 67 feet on the Westerly side of Tampa Drive and runs back between parallel lines 167 feet to a line at the rear measuring 67 feet thereon. Being the same property conveyed to Felicita Sanchez, by Executors Deed executed by Sara Carnahan Oglesby and Bill Oglesby, as co-executors for the Estate of James Sanders Carnahan, of record in instrument No. 200402040013889, Register's Office for Davidson County, Tennessee.

THE GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $60,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THE GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $60,000.00 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 THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

The last deed of record was recorded at Instrument #20091217-0114887

Property: 431 TAMPA DRIVE NASHVILLE TN 37211
Parcel ID No.: 13312007000

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, Pursuant to Power of Attorney located at Instrument No. 09130828, Shelby County, Tennessee Records

BY: _____

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffany H. Wolf 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 for 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 1st day of Oct, 2013.

QUYEN T. NGUYEN NOTARY PUBLIC MY COMMISSION EXPIRES 02/15/2014 GWINNETT COUNTY, GA

_____
Notary Public

My Commission Expires: 2/15/14

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Property: 431 TAMPA DRIVE NASHVILLE TN 37211
Parcel ID No.:
File Number: FNM2010051549TN1

Mail Tax Notices To and Property Owner:
BROCK D. SHORT JR - 2930 Sidco Drive, Nashville, TN 37204

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 $ 50,000.00 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 1st day of Oct., 2010

Notary Public

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

My Commission Expires: 2/15/14