SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America hereinafter called Grantor, and George N. Spiva, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

See Exhibit A

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071025-0126225 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20091013-0094867, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $119,700.00 FOR A PERIOD OF THREE MONTHS 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 $119,700.00 FOR A PERIOD OF THREE MONTHS 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.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Robert Schneider

Robert Schneider

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20100078355 DEEDWARRSP
Recvd: 12/13/10 13:17 3 pgs
Fees:18.00 Taxes:369.08
20101213-0099093

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared ROBERT SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 7th day of December, 2010.

Melina A. Lyons
Notary Public

MELINA A. LYONS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/18/2011

My Commission Expires: 6-18-11

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $99,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie Moore
Affiant

WITNESS my hand and Official Seal at Office this 10th day of December, 2010.

Deborah H. Berrie
Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: September 8, 2013

Property Address: 4505 Harding Road, Nashville, TN 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George N. Spiva

4121 Hillsboro Pike

Suite 302

Nashville, Tennessee 37215

S & K File # 10-000113

Map & Parcel - 116030A039.00 CO Units 33E and 34E

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

Exhibit "A"

The following described property located in Davidson County, Tennessee, to-wit:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in Book 4710, Page 901, as amended in Book 4798, Page 813, in the Register's Office of Davidson County, Tennessee, and said premises being more particularly described as follows:

Units labeled 33E and 34E, of said Royal Oaks Tower, as shown on the Plan recorded in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee, expecting and reserving any portion of the common elements lying within said units appurtenant to the common elements and other units, all as set forth in the Declaration, and undivided 1.46384% and 1.44394% interests, respectively, appurtenant to the units in all common elements of said project as described in said Declaration.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro and Kirsch, LLP. As Substitute Trustee recorded on October 13, 2009 of record in Document No. 20091013-0094867, Register's Office for Davidson County, Tennessee.