This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-6828

BILL GARRETT, Davidson County
Trans:T20110001272 DEEDWARRSP
Recvd: 01/06/11 09:31 3 pgs
Fees:18.00 Taxes:221.45
20110106-0001685

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby 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 $59,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 5TH day Of January, 2011.

Notary Public
My Commission Expires: 07/16/2011
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Margaret Whitfield PO BOX 1686 Brentwood, TN 37027	SAME	072 07 034.00 072-07-035.00-Vacant Land

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Margaret Whitfield, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION-EXHIBIT "A"

Commonly known as: 2358 Riverside Drive, Nashville, TN 37216

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN ~~$71,820.00~~ FOR A PERIOD OF ~~3~~ MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN ~~$71,820.00~~ 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(S). THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 3rd **day of** January **2011, to be effective the** 5th **day of** January 2011.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Jason Mangrum, Partner

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Jason Mangrum **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a** Partner **of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 3rd **day of** January **2011.**

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

LEGAL DESCRIPTION-EXHIBIT "A"

Tract One:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 20 and 21 on the plat of subdivision of the Mora Sharpe Lands, as of record in Book 547, page 114, Register's Office for said County, described as follows:

Beginning on the westerly margin of Riverside Drive at a point 150 feet south of the southern margin of Shelton Avenue; thence westerly 174 feet more or less to the line between lots 19 and 20 on the said plan said point being 150 feet south of Shelton Avenue; thence southly with this line 50 feet; thence easterly 174 feet, more or less, to the westerly margin of Riverside Drive, thence northerly with same 57 feet to the beginning. This is Map Parcel 72-7-34.00

Tract Two:

Lying and being in Davidson County, Tennessee, and being described as follows:

Being parts of Lots Nos. 20 and 21 on the Plan of a Part of the Mora Sharpe Lands as of record in Book 547, page 114, Register's Office of Davidson County, Tennessee. Said parts of Lots Nos. 20 and 21 are described as follows:

Beginning at a point in the westerly boundary line of Riverside Drive and the easterly boundary line of Lot No. 21, 207.5 feet southerly from the north east corner of Lot No. 21, McCormick's present southeast corner thence southerly with the easterly boundary line Lot No. 21, 50 feet more or less to the southeast corner of Lot No. 21, thence westerly with the southerly boundary lines of Lots 20 and 21, 180 feet to the southwest corner of Lot No. 20, thence northerly with the westerly boundary line of Lot No. 20 and the easterly boundary line of Lot No. 19, 50 feet more or less to a point in said boundary line McCormick's present southwest corner, thence easterly with McCormick's southern boundary line 180 feet more or less to the point of beginning. This is Map and Parcel 72-7-35.00

Being the same property conveyed to Federal National Mortgage Association by Warranty Deed filed September 7, 2010 as Instrument No. 20100907-0070819 in the Register's Office for Davidson County, Tennessee.