This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4941
A09176D

BILL GARRETT, Davidson County
Trans:T20110008632 DEEDWARRSP
Recvd: 02/10/11 08:26 2 pgs
Fees:13.00 Taxes:180.93
20110210-0011584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
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 $48,900.00, 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

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 9th day of FEBRUARY, 2011.

Notary Public
My Commission Expires: 7-8-2013
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Westwood Communities, Inc. 1160 Gallatin Pike S Suite 5006 Nashville, TN 37115	SAME	059 05 0 184.00

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 Westwood Communities, Inc., Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22 said Register's Office.

Said Lot No. 152 fronts 86.83 feet on the southerly side of Farmview Drive and extend back 241.1 feet on the westerly line and 206.8 feet on the easterly line, to a dead line in the rear measuring 123.81 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed November 23, 2009 as Instrument No. 20091123-0107335 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 4155 Farmview Drive, Nashville, TN 37218

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN ~~$58,680.00~~ 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 ~~$58,680.00~~ 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 its successors 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 FEBRUARY 2011, to be effective the 1st day of FEBRUARY 2011.

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

BY: _____
Robert H. Moss, Attorney

Certificate of Acknowledgment

State of Tennessee
)ss.
County of Williamson

Personally appeared before me, the undersigned Notary Public, Robert H. Moss, 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 Attorney 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 February 2011.

_____
Notary Public

My commission expires:

7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

RETURN TO:

TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

2461