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 Jesse O. Adcox, 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. 20070213-0018188 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100726-0058260, 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 $138,600.00 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 $138,600.00 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.

BILL GARRETT, Davidson County
Trans:T20110013076 DEEDWARRSP
Recvd: 03/04/11 08:41 3 pgs
Fees:18.00 Taxes:427.35
20110304-0017354

Fannie Mae A/K/A Federal National Mortgage Association

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

BY: Scedella McAtee
**Scedella McAtee**

Title: Authorized Signatory

**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 SCEDELLA MCATEE, 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 13th day of January, 2011.

Notary Public

ROBERT J. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My commission expires: 3-25-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I 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 $115,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of February, 2011.

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires [illegible], 2011

My commission expires: 11-7-14

Property Address: 8545 Whites Creek Pike, Joelton, Tennessee 37080

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Jesse O. Adcox

8565 Whites Creek Pike

Joelton, TN 37080

S & K File # 10-007438

Map & Parcel - 004000111.00

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

**Exhibit "A"**

**Described property located in Davidson County, Tennessee, to wit:**

TRACT I:

**Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to-wit:**

**A tract shown on Plan Book 4955, Page 112, Register's Office for said County.**

**Said tract fronts 247.47 feet on the westerly side of Tennessee Highway Number 431 and extends back 372.50 feet on the northerly line and 395 feet on the southerly line to a dead line in the rear measuring 234 feet thereon.**

TRACT II:

**Described property located in Davidson County, Tennessee, and more particularly described as follows:**

**BEGINNING at a point in the westerly margin of Highway 431, said point being South 36 degrees East 200 feet, South 25 degrees 40 minutes East 50 feet from the southeast corner of the property conveyed to Clyde R. Moss, et ux.; thence North 89 degrees 40 minutes West 932 feet to an iron stake; thence South 237.5 feet to an iron stake; thence South 89 degrees 40 minutes East 1,033 feet to the margin of said Highway; thence with the margin of said Highway North 20 degrees West 100 feet, North 25 degrees 40 minutes West 150 feet to the beginning.**

**INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is that portion of the tract conveyed to Jimmy W. Sprinkles, et ux., of record in Book 5297, Page 926, Register's Office for Davidson County, Tennessee, and known as 8545 Whites Creek Pike, Joelton, Tennessee, to which reference is here made.**