This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-6559

BILL GARRETT, Davidson County
Trans:T20110015601 DEEDWARRSP
Recvd: 03/16/11 11:01 2 pgs
Fees:13.00 Taxes:185.00
20110316-0020673

STATE OF TN )
COUNTY OF Wilson )

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 $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.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 11 day of March, 2011.

Notary Public
My Commission Expires: 1-17-12
(Seal)

KATHLEEN A. TOWLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Arnold Investments, Inc<br>226 Meandor Dr.<br>Lebanon TN 37090 | New Owner | 135-08-0A-713.00 |

## 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 Arnold Investments, Inc, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:**

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

**Being unit No. 713, on the plan of Nashboro Village nineteen condominiums, according to the master deed of record in book 5333, page 957, in the register's office of Davidson County, Tennessee, and more particularly described in book 5200, page 80, in the register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**This conveyance is made subject to any and all zoning regulations, building restrictions, set back lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the grantee(s) herein.**

**Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 5/4/10 as instrument 20100504-0033739.**

**Commonly known as: 713 Longhunter Court, Nashville, TN 37217**

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $60,000.00 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 $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 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 11th day of FEBRUARY 2011, to be effective the 11 day of March 2011.

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

BY: H. Bishop
Holly M Bishop, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M Bishop, 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 11th 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