THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010061855TN1

BILL GARRETT, Davidson County
Trans:T20110024049 DEEDWARRSP
Recvd: 04/25/11 14:23 3 pgs
Fees:18.00 Taxes:175.75
20110425-0031441

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of March, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 and, **MKK Family LLC,** party(ies) of the second part located at P. O. Box 50804, Nashville, TN 37205.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

A certain tract or parcel of land in Davidson County, formerly being Lot 11 as shown on the Plat of Weston Way of record in Book 5210, Page 89, Register's Office for Davidson County, Tennessee, and now known as Unit 11-B as shown on the Plan of Weston Way, Phase II and as described by the Master Deed establishing a Horizontal Property Regime for Weston Way, Phase II, of record in Book 5935, Page 676, said Register's Office as amended in Amendment to Master Deed of record in Book 6370, Page 577, and amended in Book 7517, Page 115 and 131, and amended in Book 8560, Page 34, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Weston Way, Phase II, as set forth in Exhibit C of said Amendment to Master Deed for a more complete description of said unit.

The last deed of record was recorded at Instrument No. 20100421-0030032, Davidson County, Tennessee records.

THE GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $57,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THE GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $57,000.00 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 THE GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property: 7304 Weston Way Drive Nashville TN 37221
Parcel ID No.: 142100A02200CO

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
by Johnson & Freedman, LLC, as Attorney-in-Fact
by POA recorded at Instrument No. 09130828,
Shelby County Records, Tennessee
BY: _____, AIF

TITLE: Associate

STATE OF GA
COUNTY OF Dekalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H. Wolf, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Associate of Johnson & Freedman, LLC, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 25th day of March, 2011.

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012

Notary Public

My Commission Expires: 7-14-12

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Parcel ID No.: 142100A02200CO
File Number: FNM2010061855TN1

Mail Tax Notices To and Property Owner:
MKK Family LLC
P. O. Box 50804, Nashville, TN 37205

I, or we, 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 $ 47,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of March, 2011,

Notary Public

My Commission Expires:

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012