39B

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011030880TN1

BILL GARRETT, Davidson County
Trans:T20110026153 DEEDWARRSP
Recvd: 05/03/11 14:36 4 pgs
Fees:23.00 Taxes:443.63
20110503-0033873

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 21st day of April, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, ~~LWB, LLC~~ *James A. Murphy, Jr., party(ies) of the second part located at 1020 Maynor Street, Nashville, TN 37216;

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:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of East Edgefield, as of record in Plat Book 21, page 147, said Register's Office, to which reference is hereby made for a more complete description. Being the same property conveyed to Annette D. Field, unmarried by deed from Anthony Pickett and wife, Phyllis Pickett, of record in Instrument 200205310066199, said Register's Office, dated May 30, 2002. And being the same property conveyed to Annette D. Bolduc and husband Isaac S. Bolduc by Quit Claim Deed from Annette D. Field, n/k/a Annette D. Bolduc of record in Instrument 200612060150551, said Register's Office dated November 29, 2006. This property is known as 1204 Boscobel Street, Nashville, TN 37206. 83-13-185 is the parcel identification number assigned to the property by the county tax assessor's office.

The last deed of record was recorded at Instrument #20110105-0001347, Register of Deeds Office for Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $143,880.00 for a period of 3 month(s) 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 $143,880.00 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. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 1204 Boscobel Street Nashville TN 37206
Parcel ID No.: 83-13-185

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, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this ~~XXXXX~~ 21st day of ~~March 2011~~ April, 2011

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama

ATTEST:
By: _____
TITLE:

(Corporate Seal)

THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that Makishia Anderson of Johnson & Freedman, LLC as Attoreny-in-Fact of **Federal National Mortgage Association**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 21st day of April, 2011

_____
NOTARY PUBLIC
My Commission Expires: 10/30/11

LINDA J. PYRON
MY COMMISSION EXPIRES
OCT. 30 2011
CHEROKEE COUNTY GA.
NOTARY PUBLIC

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Property: 1204 Boscobel Street Nashville TN 37206
Parcel ID No.: 83-13-185
File Number: FNM2011030880TN1

Mail Tax Notices To and Property Owner:
~~EWB, LLC~~ James A. Murphy, Jr.
1020 Maynor Street
Nashville, TN 37216

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 $ 119,900.00 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 21st day of April 2011

Notary Public

My Commission Expires: 10/30/11

LINDA J. PYRON
MY COMMISSION EXPIRES
OCT. 30 2011
CHEROKEE COUNTY, GA
NOTARY PUBLIC