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 Joey D. Hargrove and Jennifer N. Hargrove, 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:

**The following described property located in Davidson County, Tennessee, to-wit:**

**Tract I:**
**Lot 60, T.M. Steger's Clifton Pike Subdivision of the Barrow Place, a Plan of which is of record in Book 421, Page 112, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of the property.**

**Said Lot 60 fronts 40 feet on the Southerly side of West Hill Street, formerly Torbett Avenue, and runs back between parallel lines 125 feet to an alley.**

**Tract II:**
**The West one-half of Lot 59, T.M. Steger's Clifton Pike Subdivision of the Barrow Place, a Plan of which is recorded in Plan Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.**

**Said West one-half of Lot 59 fronts 20 feet on the South side of Hill Street known as Torbett Avenue, and runs back between parallel lines 125 feet to an alley.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061116-0142347 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110404-0025612, 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 $21,840.00 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 $21,840.00 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.

Fannie Mae A/K/A Federal National Mortgage Association

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

BY: _____
**Scedella McAtee**

Title: Authorized Signatory

| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 06/02/11 09:52 | 3 pgs |
| Fees:18.00 Taxes:67.34 | |
| **20110602-0042031** | |

**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 27 day of May, 2011.

Robert Schneider
Notary Public

ROBERT 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 $18,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer C Cole
Affiant

Subscribed and sworn to before me this the 31st day of May, 2011.

Maxine J Rucker
Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My commission expires: MAR 10 2012

Property Address: 2807 Torbett Street, Nashville, Tennessee 37209

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Joey D. Hargrove and Jennifer N. Hargrove

4803 Abbay Drive
Nashville, TN 37211

S & K File # 11-018197

Map & Parcel - 092-10-0-102.00

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

## Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE