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 Kirk Braaten, 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, and more particularly described as follows:

BEGINNING at point in the northerly margin of Greer Road, a corner to the Van E. Hamlett property, of record in Book 3983, Page 550, Register's Office for Davidson County, Tennessee, said point being 473 feet, more or less, east of the intersection of Ivy Point Road and Greer Road; thence North 00 degrees 15 minutes East 1,043.7 feet to a point; thence North 84 degrees 08 minutes East 261.0 feet to a point [(thence South 03 degrees 37 minutes East 872.0 feet to a point) part in parentheses is missing in prior deeds, but see Substitute Trustee's Deed recorded in Instrument Number 20010423-0040097 in the RODCT] in the northerly margin of Greer Road; thence with the said margin of said road, South 56 degrees 09 minutes West 359.0 feet, more or less, to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070907-0107459 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100120-0004881, 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 $81,900.00 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 $81,900.00 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

Scedella McAtee

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20110048044 DEEDWARRSP
Recvd: 08/05/11 13:04 2 pgs
Fees:13.00 Taxes:252.53
20110805-0060471

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 18th day of July, 2011.

L. Ashley Turner
Notary Public

L. ASHLEY TURNER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES JANUARY 05, 2015

STATE OF TN
COUNTY OF Shelby

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 $68,250.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Fannie Hale
Affiant

Subscribed and sworn to before me this the 2nd day of August, 2011.

L. Ashley Turner
Notary Public

L. ASHLEY TURNER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES ~~JANUARY 05,~~ 2015

Property Address: 2727 Greer Road, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kirk Braaten

2727 Greer Road
Goodlettsville TN 37072

S & K File # 10-005449

Map & Parcel - 011000136.00

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