Prepared by:

Paul Jungers, Esq.

8940 Main Street
Clarence, NY 14031

Davidson County DEEDWARRSP
Recvd: 09/27/11 09:29 4 pgs
Fees:23.00 Taxes:111.00
20110927-0074569

Returned to:

JAMES GOAD AND JASON GOAD
811 NELLA DRIVE
GOODLETTSVILLE, TN 37072
T11-035776

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 9/23/11, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Hereinafter referred to as Grantor, and

JAMES GOAD, A SINGLE MAN AND JASON GOAD, A SINGLE MAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of THIRTY THOUSAND AND 00/100 ($30,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100329-0022934, of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $36,000.00 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 $36,000.00 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. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Cynthia Seerba
Cynthia Seerba

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: _____
JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA }
COUNTY OF ALLEGHENY }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jeanette M. Shaffer with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be JEANETTE M. SHAFFER, authorized representative of NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION the within bargainor, and that he/she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized representative.

Witness my hand, at offices, 9/2/11.

Renee Tarquinio
Notary Public
Commission expires: 6/22/15

NOTARIAL SEAL
RENEE L TARQUINIO
Notary Public
KENNEDY TWP., ALLEGHENY COUNTY
My Commission Expires Jun 22, 2015

VALUATION AFFIDAVIT

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 $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201122086

Affiant

Subscribed and sworn to before me this 23rd day of Sept., 2011.

James A. Farley
Notary Public
Commission Expires 4-23-12

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JAMES GOAD	JAMES GOAD	4004 HUTSON AVENUE NASHVILLE, TN 37216
811 NELLA DRIVE	811 NELLA DRIVE	MAP PARCEL NO.:
GOODLETTSVILLE, TN 37072	GOODLETTSVILLE, TN 37072	061-10-0-004.00

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTHERLY ONE HALF OF LOT: #222 ON THE PLAN OF MAPLEWOOD HEIGHTS, SECOND SUBDIVISION AS OF RECORD IN BOOK #547, PAGES: #103 AND #104, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT: #222 FRONTS 50 FEET ON THE WESTERLY SIDE OF HUDSON AVENUE (CORRECTLY KNOWN AS HUDSON AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING THE SAME PROPERTY CONVEYED FROM ARNOLD AM. WEISS, AS SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 03/29/2010 IN INSTRUMENT 20100329-0022934 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 061-10-0-004.00

PROPERTY COMMONLY KNOWN AS: 4004 HUTSON AVENUE, NASHVILLE, TN 37216

True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig 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: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries