BILL GARRETT, Davidson County
Trans:T20110078538 DEEDWARRSP
Recvd: 12/12/11 13:41 4 pgs
Fees:23.00 Taxes:222.00
20111212-0096701

Commitment Number: 2785728
Seller's Loan Number: A1029H2

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
LUIS E. ORELLANA, 613 ROOSEVELT AVE., MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04306005900

SPECIAL/LIMITED WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14421 Dallas Parkway, Suite 100 Dallas, TX 75256**, hereinafter grantor, for $60,000.00 (Sixty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **LUIS E. ORELLANA**, hereinafter grantee, whose tax mailing address is **613 ROOSEVELT AVE., MADISON, TN 37115**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 76 ON THE MAP OF MADISON PARK, SECTION 2 (ERRONEOUSLY SHOWN AS SECTION 3 IN DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20021031-0133435), OF RECORD IN PLAT BOOK 3106, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. Being the same property as conveyed from SHAPIRO & KIRSCH, LLP, SUBSTITUTE TRUSTEE to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as described in DOC# 20100930-

0077868, Recorded 09/30/2010 in DAVIDSON County Records.

Property Address is: 613 ROOSEVELT AVE., MADISON, TN 37115

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20100930-0077868**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $72,000.00 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 $72,000.00 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.

Executed by the undersigned on 11-22, 2011:

Federal National Mortgage Assocation

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Melissa Harvey

Name: Melissa Harvey

Title: AVP

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of Nov., 2011, by Melissa Harvey AVP **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown ——— as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Mary M Goddard
NOTARY PUBLIC
My Commission Expires 9-4-13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Lauren Kelley,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 60,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lauren Kelley
Affiant

Affiant, Lauren Kelley, subscribed and sworn before me this 12 day of Dec., 2011.

Sharon R. Glaab
~~Notary~~ Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries