THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011103263TN1

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 30387
FTEC File # _____
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120002786 DEEDWARRSP
Recvd: 01/12/12 08:54 4 pgs
Fees:23.00 Taxes:777.00
20120112-0003151

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 30th day of December, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **For Real Properties, LLC,** party(ies) of the second part located at 2409 21st Ave S., Ste 202, Nashville, TN 37212

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:

File# 07136-MC

Parcel/Tax ID #117-04-0-124.00

Being Lot No. 7 and the westerly part of Lot No. 8 on the Map of Victoria Place, as of record in Book 332, Page 10 described as follows:

Beginning on the northerly margin of Dallas Avenue at the southwest corner of the property conveyed to William B. Hartupee and wife, by deed from Walter H. Wright, of record in Book 620, Page 594; thence with said avenue westwardly 63 ½ feet to the Easterly margin of an alley; thence with said alley, northwardly 108 feet, more or less, to the northerly line of said Subdivision; thence with said line, eastwardly 65 feet 9 inches more or less, to the northwest corner of said Hartupee property; thence with the westerly line of same, southwardly 116 feet, more or less, to the beginning.

Being the same property conveyed to Carol Harris and Jimmy Ray Harris from Jimmy Ray Harris by deed dated June 1, 2004, of record in Instrument No. 20040831-0105322 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Jimmy Ray Harris by Will from Robert L. Harris dated 03/22/84 and recorded 9/11/87 in Will Book 160, Page 223, register's Office for Davidson County, Tennessee. Also see Warranty Deed in Book 4756, Page 508, said Register's Office.

The last deed of record was recorded at Instrument #20111026-0083193, 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 $252,000.00 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 $252,000.00 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. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 1514 Dallas Avenue Nashville TN 37212
Parcel ID No.: 117-04-0-124.00

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, THE undersigned **Federal National Mortgage Association,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY:_____

TITLE: Brian Widener, Partner

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Widener, Partner of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 30th day of December 2011,

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

_____
Notary Public

My Commission Expires:_____

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Property: 1514 Dallas Avenue Nashville TN 37212
Parcel ID No.: 117-04-0-124.00
File Number: FNM2011103263TN1

Mail Tax Notices To and Property Owner:
For Real Properties, LLC
2409 21st Ave. S., Ste 202
Nashville, TN. 37212

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 $ 210,000.00 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 30th day of Dec 2011.

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

Notary Public

My Commission Expires: