BILL GARRETT, Davidson County
Trans:T20120005095 DEEDWARRSP
Recvd: 01/23/12 10:33 4 pgs
Fees:23.00 Taxes:240.50
20120123-0006069

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
TRACY MCMASTER PERFORMANCE TITLE OF MISSISSIPPI, LLC 125 COURT STREET BAY ST. LOUIS, MS 39520	VERNETTE SULLIVAN 22195 W NORTH AVENUE ANTIOCH, IL 60002

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-FIVE THOUSAND AND 00/100 Dollars ($45,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein, "Grantor"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereby sells, transfers and conveys to VERNETTE SULLIVAN, a married woman (herein, "Grantee"), whose address is 22195 W North Avenue, Antioch, IL 60002, all of Grantor's interest in and to the following described real property located in Washington County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 330 Highland Avenue, Johnson City, TN 37604

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $54,000.00 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 $54,000.00 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. The restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage of Deed of Trust.

PIN NO: 054C-C-016.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Property address: 330 Highland Avenue, Johnson City, TN 37604

GRANTOR:

Fannie Mae a/k/a Federal National Mortgage Association

By: _____
Printed Name: Diane E. Sanders
Title: ASST. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Diane E. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the ASST. VICE PRESIDENT of Fannie Mae a/k/a Federal National Mortgage Association, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 10 day of Jan, 2012.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

VERNON A. CURRY, JR
Notary Public, State of Texas
My Commission Expires
November 11, 2015

Property address: 2876 Creekview Trail, Nashville, TN 37217

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF David

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00.

GRANTEE

Grantee signature _____
Qasim Fathi

Subscribed and sworn to under oath before me, this 18 day of January, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 8, 2013.

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Property address: 2876 Creekview Trail, Nashville, TN 37217

EXHIBIT A

[Legal Description]

Land in Davidson County, being Lot Number 660, Section 16, Edge O Lake Estates, as shown by plat of record in Plat Book 4175, page 157, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument # 20110613-0044896 on June 13, 2011.

PIN NO: 150-05-0-113.00

STREET ADDRESS:

2876 Creekview Trail, Nashville, TN 37217

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.