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 DNA Harpeth Properties, LLC, 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:

See Exhibit A

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20021213-0154035 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111006-0077588, 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 $37,440.00 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 $37,440.00 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

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20120005144 DEEDWARRSP
Recvd: 01/23/12 11:45 3 pgs
Fees:18.00 Taxes:115.44

20120123-0006138

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 January, 2012.

Notary Public

ROBERT SCHNEIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY

My commission expires: 3-25-12

STATE OF Tennessee
COUNTY OF Davidson

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 $31,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 20th day of January, 2012.

Notary Public

PAM MOORMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

My commission expires: _____

Property Address: 6364 Ivy Street, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DNA Harpeth Properties, LLC
224 Bramerton Ct.
Franklin, TN 37067

S & K File # 11-025631

Map & Parcel - 09109013700

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

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

Exhibit "A"

The following described property located in Davidson County, Tennessee, to-wit:

Lots 11 and 12, on the Plan of Ivy's Re-subdivision of part of Lot 3, and all of Lot 4 of the Re-subdivision of Lot 21 of the B. F. Cockrill Farm, not of record, and being more particularly described according as follows:

Beginning on the Northerly margin of Ivy Street at the Southeast corner of the property conveyed to J. B. Willis and wife, by deed from J. Fred Ivey and wife, of record in Book 1780, Page 318, in the Register's Office for Davidson County, Tennessee, being the corner of Lots 12 and 13; thence with the line between said lots, Northwardly 195 feet; thence South 85 degrees 29 minutes East 104 feet; thence South 04 degrees 31 minutes West 195.3 feet to the Northerly margin of Ivy Street; thence with same, Westwardly 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Lot 12, on the Plan of Ivy's Resubdivision of part of Lot 3 and all of Lot 4, of the Re-subdivision of Lot 21 of the B. B. Cockrill Farm, not of record.

Said Lot 12 fronts 50 feet on the Northerly side of Ivy Street and runs back between parallel lines 195 feet to a line on the rear which measures 50 feet thereon.