SPECIAL WARRANTY DEED	THIS INSTRUMENT PREPARED BY: Charles Walker, Attorney at Law 86 Thompson Lane Nashville, Tennessee 37211 Office: (615) 463-3760

THIS TRANSFER IS EXEMPT FROM TAX THEREFORE NO OATH OF VALUE SHALL BE REQUIRED. TCA § 67-4-409(a)(5)		
ADDRESS OF NEW OWNER: **Charles Walker** **86 Thompson Lane** **Nashville, TN 37211**	SEND TAX BILLS TO: **Same as owner**	MAP-PARCEL NUMBER: **073-09-0 070.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), Cash in Hand, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Fannie Mae a/k/a Federal National Mortgage Association organized and exiting under the laws of the United States of America, hereinafter called Grantor, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, a single person, hereinafter called Grantee, the following described property, having an address of 2412 Cooper Lane, Nashville, Tennessee, 37216, and being situated and located in Davidson County, Tennessee, to wit:

Lot Number 75 on the Plan of Gibson heights as of record in Plat Book 1835, Page 133 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Current years taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Source of Grantor's interest is a deed recorded in Instrument No. 20110426-0031942, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Deborah L. Graves, by Deed recorded in Instrument No. 20071031-0128513, in said Register's Office.

The above-described property is improved property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $75,852.00 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 $75,852.00 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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

BILL GARRETT, Davidson County
Trans:T20120006543 DEEDWARRSP
Recvd: 01/27/12 10:59 3 pgs
Fees:18.00 Taxes:292.30
20120127-0007775

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 79,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January 20 12

Deputy Register

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of January, 2012.

GRANTOR:
Fannie Mae a/k/a Federal National Mortgage Association, by ServiceLink, a Division of Chicago Title Insurance Company , its duly authorized attorney in fact[1],

BY: _____
Chris Daniel, Assistant Vice President, ServiceLink, a Division of Chicago Title, under power of attorney[2] for Chicago Title Insurance Company

CERTIFICATE OF ACKNOWLEDGMENT

SS.
State of PA
County of Beaver

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Chris Daniel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a duly authorized attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal, this 26 day of January, 2012.

Christina Michelle McCartney
NOTARY PUBLIC
MY COMM. EXP. 4/7/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RETURN TO:
Charles Walker
Attorney at Law
86 Thompson Lane
Nashville, Tennessee 37211

[1] Recorded in the Beaver County Register of Deeds office under Instrument #3394775
[2] Recorded in the Brevard County, Clerk of Courts, under CFN 2011161830 or BK 6449 Page 957

PT-61 (Rev. 1/04) To be filed in DAVIDSON COUNTY PT-61 042-2012-000086

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Federal National Mortgage Association			Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 2412 Cooper Lane			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Nashville, TN 37216 USA	DATE OF SALE 1/27/2012		1A. Estimated fair market value of Real and Personal property	$79,000.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYER'S LAST NAME Walker	FIRST NAME Charles	MIDDLE E	3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 86 Thompson Lane			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Nashville, TN 37211 USA	Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 255A) 2412	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Cooper Lane				SUITE NUMBER
COUNTY Davidson	CITY (IF APPLICABLE) Nashville		MAP & PARCEL NUMBER 073.09-0 070.00		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None