This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10421
A111G0P

BILL GARRETT, Davidson County
Trans:T20120013238 DEEDWARRSP
Recvd: 02/23/12 09:24 3 pgs
Fees:18.00 Taxes:162.80
20120223-0015685

STATE OF Tennessee)
COUNTY OF Sumner)
I, or we, 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 $44,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 21 day of February, 2011.

Notary Public
My Commission Expires: 4-23-14
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Leo Willis 3051 Ivey Point	New Owner " "	010 00 0 035.00
Goodlettsville TN 37072		

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Leo Willis, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Exhibit A attached hereto and made a part hereto

Commonly known as: 3051 Ivy Point Road, Goodlettsville, TN 37072

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $52,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $52,800.00 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(S). 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 said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 13th day of February 2012, to be effective the 21st day of February 2012.

Fannie Mae A/K/A Federal National Mortgage Association by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact

BY: H. Strawn
Holly M. Strawn, Attorney

Certificate of Acknowledgment

State of Tennessee
)ss.
County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M. Strawn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a Attorney of the 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 official seal, at office this 13th day of February 2012.

Notary Public

My commission expires:

9-27-2015
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point located 422 feet, more or less, Southeast as measured along the center line of said road, from the Southeast corner of the tract of land conveyed to Paul E. Ballafant and wife, by deed of record in Book 3168, page 295, Register's Office for said County; thence North 8 degrees East 1410 feet to an iron pin; thence South 85 degrees 45 minutes East 310 feet to an iron pin; thence South 7 degrees 05 minutes West 1703.8 feet to a railroad spike in Ivey Point Road; thence with said road, North 53 degrees 04 minutes West 269.4 feet and North 68 degrees 50 minutes West 155.8 feet to the point of beginning, containing 12 acres, more or less.

Included in the above description is the following described property which was conveyed by James L. Baskin et ux, Mattie E. Baskin to B.R.H. Company by deed of record in Book 3924, page 113 said Register's Office and subsequently reconveyed to the said James L. Baskin et ux, Mattie E. Baskin by deed of record in Book 4103, page 822, said Register's Office. Said portion of the above described property is described as follows:

Land in the 19th Civil District of Davidson County, Tennessee, being part of a tract of land identified as Tract Number A 2, of the Ballafant Property Tracts, described according to a plat made by Hickerson and Hickerson, Engineers, dated January 25, 1964, and being more particularly described according to a survey made by E.L. Miller, Surveyor, dated April 2, 1965, known as Job Number 70 65, described as follows:

Beginning at a point on the Northerly margin of Ivey Point Road, said point being the common front corner of Tracts A 1 and A 2; thence Northerly along the common lines of said tracts 430 feet to a point; thence Eastwardly 95 feet to a point; thence Southwardly 462 feet to a point which is located on the Northerly margin of Ivey Point Road; thence Westerly along said road 100 feet to the point of beginning.

According to Davidson County tax maps and records of Robertson County Tax Assessors Office, it appears that a small portion of the subject property being at the Northwest corner of said property and being further identified as Parcel 30 of Map 10 of the Davidson County Map system lies in Robertson County, Tennessee. According to the Tax assessors Office for Davidson County Tennessee, for Map 10, Parcel 35.00, this property is .93 acres.

Being the same property conveyed to Federal National Mortgage Association in Trustee's Deed filed as instrument number 20111026-0083155.