**Return to: Box 10-B
Cohen & Cohen

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 Meilien Chen, 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:

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

Lot 6, C.W. Waller's Subdivision of the John D. Anderson Home Place, as shown on Map of record in Book 421, Page 35, in the Register's Office for Davidson County, Tennessee.

Said Lot front 100 feet on the South side of Elvire Avenue and extends back between parallel lines 320 feet to a dead line.

Included in the above described premises but Expressly Excluded from this conveyance is a portion of the above described premises having been conveyed to Arthur Aldridge by Deed from W.A. Mingle and wife, Bonnie E. Mingle, of record in Book 3640, Page 427, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of the part sold.

This legal description is identical with that in Deed of Trust recorded in Book 9300, Page 224 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111021-0081923, 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 $39,120.00 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 $39,120.00 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: Robert Schneider

Robert Schneider

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20120015260 DEEDWARRSP
Recvd: 03/01/12 14:16 2 pgs
Fees:13.00 Taxes:120.62
20120301-0018162

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 ROBERT SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself 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 he, 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 he 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 29th day of February, 2012.

Claire H. Julian
Notary Public

My commission expires: 06/01/14

CLAIRE H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 01, 2014

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 $32,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Deborah J. Cohen
Affiant

Subscribed and sworn to before me this the 29th day of February, 2012.

Lee A. Cohen
Notary Public

My commission expires: May 5,2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Property Address: 919 Thomas Avenue, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Meilien Chen

6108 Stillmeadow Drive

Nashville, TN 37211

S & K File # 12-030840

Map & Parcel - 072060107.00

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