THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2012010193TN1

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120028195 DEEDWARRSP
Recvd: 04/18/12 12:54 4 pgs
Fees:23.00 Taxes:259.00

20120418-0033124

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 6th day of April, 2012, by and between **Federal National Mortgage Association a/k/a Fannie Mae** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Jimmy F. Parra Alvarado,** party(ies) of the second part located at 3824 Round Rock RD. - Antioch, TN 37013;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County Tennessee, being Lot No. 109, on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and Book 9997, Page 844, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description thereof

The last deed of record being the Substitute Trustee's deed recorded at Book at instrument no. 20110719-0055070 Davidson County Records, Tennessee.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PUCHASER FOR VALUE OF A SALES PRICE GREATER THAN $84,000 FOR A PERIOD OF 3 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 $84,000 FOR A PERIOD OF 3 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.

Property: 3824 Round Rock Dr Antioch TN 37013
Parcel ID No.: 176-01-0-023.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association a/k/a Fannie Mae**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as
Attorney-in-Fact by POA recorded at
Instrument No. 09130828, Shelby
County Records, Tennessee

BY: Ma'Kushia Anderson

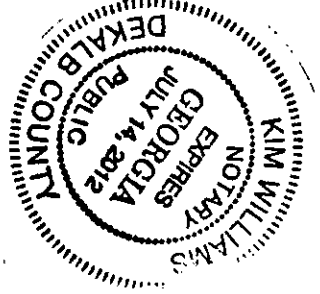
TITLE: AIF

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MAKUSHIA ANDERSON of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 5th day of April, 2012



Notary Public

My Commission Expires: 7-14-12

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Property: 3824 Round Rock Dr Antioch TN 37013
Parcel ID No.: 176-01-0-023.00
File Number: FNM2012010193TN1

Mail Tax Notices To and Property Owner:
Jimmy F. Parra Alvarado

I, or we, 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 $ 70,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ma'Kishia Anderson AIF
Affiant

Subscribed and sworn to before me this 5th day of April, 2012.

Kim Williams
Notary Public

My Commission Expires:

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012