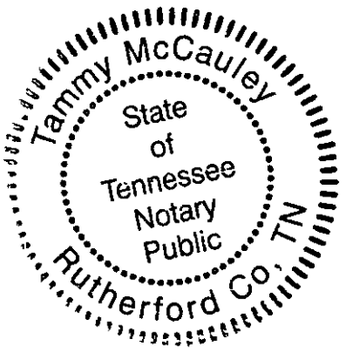
This instrument was prepared by ~~and return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10890




STATE OF TN )
COUNTY OF Rutherford)
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 $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Connie Beard
Grantee or Agent of Grantee

Subscribed and sworn to before me this 9th day of April, 2012.

Notary Public
My Commission Expires: 10-19-13
(Seal)

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Siwaver Rogers<br>5176 The Highlander Dr.<br>Antioch, TN 37013 | First Community Mtg.<br>575 Robert Rose Dr.<br>Murfreesboro TN 37129 | 163 02 OA 075.00 |

## 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 Siwaver Rogers, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee: *an unmarried woman

Land in Davidson County, Tennessee, being Lot Number 230 on the Final Plat of Hickory Highland Place, Section 3, Phase 2, of record in Instrument Number, 20060830-0107347, Register's Office for said County, to which reference Is made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded January 3, 2012, as Instrument Number 20120103-0000473, Register's Office for Davidson County, Tennessee.

Commonly known as: 5176 Highlander Drive, Antioch, TN 37013

See Exhibit "A"

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.

BILL GARRETT, Davidson County
Trans:T20120029785 DEEDWARRSP
Recvd: 04/24/12 09:29 3 pgs
Fees:18.00 Taxes:351.50
20120424-0034873

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 17th 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: _____
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel R. Osborne, 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 17th day of February 2012.

_____
Notary Public

My commission expires:

9-27-2015
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288.7637

**File No. :01288-7637**

# EXHIBIT A

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

| | | |
|---|---|---|
| (i) | The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period. | |
| (ii) | In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless: | |
| | (A) | The unit was assisted with a permanent mortgage loan funded by an AHP advance; |
| | (B) | The purchaser is a very low - or low-or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or |
| | (C) | Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein. |
| (iii) | The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of Hud. | |