This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11457

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
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 $39,000.00, 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

Subscribed and sworn to before me this 8th day of May, 2012.

Notary Public
My Commission Expires: 3/11/14
(Seal)

MEGAN LYNN PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20120034455 DEEDWARRSP
Recvd: 05/10/12 08:46 2 pgs
Fees:13.00 Taxes:144.30
20120510-0040363

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ryan Ring and Stacy Ring 207 West Cedar Street Goodlettsville, TN 37072	Ryan & Stacy Ring 6038 Pinson Rd. Springfield, TN 37172	02504001600

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 No. 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 Ryan Ring and Stacy Ring, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

A lot in the Town of Goodlettsville in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made January 3, 1928, by Eric Drake, County Surveyor for said County, as follows:

Beginning at a point, Roscoe's Southwest corner and running thence North 5 and a quarter degrees East with Roscoe's Western boundary line 155 and a quarter feet to the Southwest corner of a lot conveyed to Roscoe McCoin and wife, Katie McCoin by deed from J.W. McCoin and wife, M.B. McCoin, of record in Book 1044, Page 537, Register's Office for Davidson County, Tennessee, and continuing with their Western boundary line in all 200 feet to the Southeast corner of the lot conveyed to Roscoe McCoin by deed from J.W. McCoin and wife, M.B. McCoin of record in Book 932, Page 655, Register's Office for Davidson County, Tennessee; thence Westerly with Roscoe McCoin's Southern boundary line 108 feet more or less to his Southwest corner; thence Southerly 180 feet to E.T. Cunningham's line; thence South 84 degrees East with his Northern boundary line 50 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on February 10, 2012, as Instrument Number 20120210-0012179, Register's Office for Davidson County, Tennessee.

Commonly known as: 207 West Cedar Street, Goodlettsville, TN 37072

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $46,800.00 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 $46,800.00 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 their 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 26th **day of** April **2012, to be effective the** 7th **day of** May **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 an 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 26th **day of** April **2012.**

_____
Notary Public

My commission expires:

03/03/15
(Seal)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY