BILL GARRETT, Davidson County
Trans:T20120066237 DEEDWARRSP
Recvd: 09/04/12 15:46 5 pgs
Fees:28.00 Taxes:296.00
20120904-0079857

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Commitment Number: 2961347
Seller's Loan Number: 1699856676

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Lawrence M. Greaves , 7597 BIDWELL RD., JOELTON, TN 37080

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 00800016400

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the July 11, 2012, by and between **Fannie Mae AKA Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, and party of the first part, for $80,000.00 (Eighty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Lawrence M. Greaves** , hereinafter grantee, party of the second part, whose tax mailing address is **7597 BIDWELL RD., JOELTON, TN 37080**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $80,000.00 (Eighty Thousand Dollars and no Cents), 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 described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **7597 BIDWELL RD., JOELTON, TN 37080**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, 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 has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $96,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITTED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $96,000.00 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. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE REALTED TO A MORTGAGE OR DEED OF TRUST.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING A TRACT SHOWN ON THE PLAN OF FITZGERALD SUBDIVISION, SECTION 2, OF RECORD IN BOOK 6050, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, TENNESSEE LICENSE NO. 100, DATED FEBRUARY 14, 1992, AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF BIDWELL ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JERRY JAMES DOBBS AND WIFE, SHIRLEY F. DOBBS, FROM C. W. FITZGERALD AND WIFE, LAURA M. FITZGERALD, BY DEED OF RECORD IN BOOK 4842, PAGE 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH DOBBS NORTHERLY BOUNDARY, NORTH 71 DEG. 23 MIN. 53 SEC. WEST 1092.69 FEET TO AN IRON PIN; THENCE NORTH 40 DEG. 42 MIN. 43. SEC. EAST 87.67 FEET TO AN IRON PIN; THENCE SOUTH 75 DEG. 56 MIN. 42 SEC. EAST 1046.86 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF BIDWELL ROAD; THENCE WITH THE WESTERLY MARGIN OF BIDWELL ROAD, SOUTH 12 DEG. 59 MIN. 40 SEC. WEST 165.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED FROM TAMMI R. PETERS TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS DESCRIBED IN DOC NO. 20110629-0049827, DATED 04/14/2011, RECORDED 06/29/2011 IN DAVIDSON COUNTY RECORDS.

Executed by the undersigned on 7-11, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: _____

Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 12/12/2011 at Document Number: 201112120096700.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 11 day of July, 2012, by Cherri Springer AVP **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Mary M. Goddard
NOTARY PUBLIC
My Commission Expires 9-4-13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is #80,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pa
County of Beaver

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 $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11 day of July, 2012.

Affiant

Cherri Springer
Print Name

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Mary M Goddard
Notary Public

My commission expires:
9-4-13

Mary Goddard
Print Name

CTIC# _____