Box 29

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11051
A111VPW

STATE OF TN
COUNTY OF Davidson
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 $ 60550.00, 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 15th day of November, 2012.

Notary Public
My Commission Expires: _____ (Seal)

MERA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

BILL GARRETT, Davidson County
Trans:T20120088399 DEEDWARRSP
Recvd: 11/19/12 14:54 2 pgs
Fees:13.00 Taxes:224.04
20121119-0106608

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Bert Knight 102 Guill Court Nashville, TN 37214	NEW OWNER	054 13 0 040.00

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 Bert Knight, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Parts of Lot Nos. 15 and 16 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Book 843, Page 56, Register's Office for said County, described as follows: beginning in the center of Pitts Avenue at a point 763.2 feet Northeasterly from the Northeasterly margin of Old Hickory Boulevard, said point being the Northwest corner of the property conveyed to George Winton Whitaker and wife by deed from Carl Flynn and wife, of record in Book 1264, Page 161, said Register's Office; thence with Whitaker's Southwesterly line, Southeastwardly 108 feet to a hackberry tree; thence Southeastwardly 248 feet to the Southerly line of said Lot No. 15; thence North 86 degrees 35 minutes West 189.9 feet to the corner of Lots No. 15, 16, and 17; thence with the line between Lot Nos. 16 and 17, South 61 degrees 23 minutes West 31 feet; thence Northwestwardly 293 feet, more or less, to the center of said avenue, thence North 67 degrees 25 minutes East 90 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed January 5, 2012, as Instrument No. 20120105-0001161, Register's Office for Davidson County, Tennessee.

Commonly known as: 3243 Lakeshore Drive, Old Hickory, TN 37138

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $72,660.00 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 $72,660.00 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 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.

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 11th day of October, 2012, to be effective the 15th **day of** November**, 2012.**

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, 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 11th day of October, 2012.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-27-2015
_____
(Seal)