This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13258

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 $65,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Grantee or Agent of Grantee

Subscribed and sworn to before me this 28th day of January, 2013.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

BILL GARRETT, Davidson County
Trans:T20130007331 DEEDWARRSP
Recvd: 01/28/13 09:53 2 pgs
Fees:13.00 Taxes:241.24
20130128-0008616

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Onie Mosley 530 Charles Drive Madison, TN 37115	NEW OWNER 3113 Hillside Road Nashville, TN 37207	060 04 047.00

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

Land in Davidson County, Tennessee, being part of Tract Number 2 on the Plan of the Real Estate of William Phillips, deceased, of record in Book 57, Page 21, Register's Office for said County, and also being known as Tract A on a survey of part of the George Alinger tract prepared by Z. J. Wilkerson, Surveyor, on January 3, 1956.

Beginning at an iron pin in a fence line in the Easterly margin of Hillside Drive, said pin being 759.3 feet, more or less, Southerly from the Southerly margin of Maplewood Lane, said pin being also at the Southwesterly corner of said Tract A, and at the Southwesterly corner of the property described in a D.O.T. to Louis R. Linx, Trustee, of record in Book 2311, Page 119, in the Register's Office of said County, thence Northerly with the margin of Hillside Drive, 75 feet to an iron pin, thence South 87 deg. East 157.7 feet to an iron pin, thence South 3 deg. West 80.6 feet to a corner post in a fence line; thence with said fence line North 84 deg. West 158.3 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 20, 2012, as Instrument No. 20121220-0117179, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3113 Hillside Road, Nashville, TN 37207

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $78,226.40 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $78,226.40 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING 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 21st day of January, 2013, to be effective the 25th day of January, 2013.

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 21st day of January, 2013.

_____
Notary Public

My commission expires:

9-27-2015

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY