BILL GARRETT, Davidson County
Trans:T20130016622 DEEDWARR
Recvd: 02/28/13 11:21 5 pgs
Fees:28.00 Taxes:104.34
20130228-0019997

Commitment Number: 3116880
Seller's Loan Number: 1707097083

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
William L. Baugher, P.O. Box 943, Brentwood, TN 37024

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060-16-0-121.00
Exempt from recordation tax. 12 USC 1723a(c)

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 25, 2013, by and between **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 $28,200.00 (Twenty-Eight Thousand Two Hundred Dollars and no Cents) in consideration paid grants with covenants of special warranty to **William L. Baugher**, hereinafter grantee, party of the second part, whose tax mailing address is be P.O. Box 943, Brentwood, TN 37024, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $28,200.00 (Twenty-Eight Thousand Dollars and Two Hundred 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

Executed by the undersigned on 2-21, 2013:

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 09/01/2011 at Document Number: 20110901-0067997.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Feb, 2013, 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 _____ 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 $28,200.00
(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 $ 28,200.00 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 21 day of Feb, 2013.

Affiant

Cherri Springer
Print Name

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

(Seal)

Notary Public

My commission expires:

9-4-13

Mary Goddard
Print Name

CTIC# _____

property is commonly known as **2746 JONES AVENUE, NASHVILLE, TN 37207**.

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at:
2012080200068691

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $33,840.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITTED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $33,840.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF RECORDING 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 more particularly described as follows: Being the South part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows: Beginning at an iron pin in the Westerly margin of Jones Avenue, being the Southeast corner of the property conveyed to Andrew B. McClurkan and wife, by deed from Guy Edward Pardue and wife, of record in Book 2880, Page 141, Register's Office for Davidson County, Tennessee; thence with the said McClurkan's Southerly line, North 81 degrees 30 minutes W 825 feet to an iron pin in the Easterly margin of a 2-foot reserves strip; thence, with the same, South 1 degrees 15 minutes W 71 feet to the corner of Lots Nos. 21 and 22; thence, with the line between said two lots, South 81 degrees 30 minutes E 815 feet to the Westerly margin of Jones Avenue; thence, with the same, North 6 degrees 15 minutes W 71 feet to the beginning.

Being the same property as conveyed from Wilson & Associates, PLLC, Successor Trustee to Federal National Mortgage Association, as described in Doc No. 20120802-0068691, Dated 07/30/2012, Recorded 08/02/2012 in DAVIDSON County Records.