THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

BILL GARRETT, Davidson County
Trans:T20130019739 DEEDWARRSP
Recvd: 03/11/13 14:36 3 pgs
Fees:18.00 Taxes:163.17
20130311-0024087

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on **6th of March**, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Equity Trust Company custodian FBO Gloria Pillow IRA,** party of the second part located at 1005 Huntmaster Circle, Nashville, TN 37211;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 real estate, situated and being in the County of Davidson, State of Tennessee:

The following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 356 on the plan of Parkwood Estates, Section 2, of record in Plat Book 3300, Page 5, Register's Office for said County. Said Lot No. 356 fronts 75 feet on the southeasterly margin of Spears Road and runs back between lines, 140 feet on the northeasterly line and 136.21 feet on the southwesterly line to dead line in rear on which is measures 75.05 feet. Being the same property conveyed to Hosea Willis, Jr. by Quit Claim Deed from Hosea Willis and wife, Yvette A. Willis dated 5/10/93 and filed for record 5/25/93 in Book 8957, Page 623, See also Quit Claim Deed 8865, Page 199; Affidavit of Heirship in Book 8598, Page 969, Quit Claim Deed 7574, Page 978, Book 7572, Page 377, and Warranty Deed 4750, Page 354.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $52,921.20 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $52,921.20 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.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

Property: 3230 Spears Rd Nashville TN 37207
Parcel ID No.: 050.14-0-134.00

The Last recorded Deed was filed of record at Instrument No.: 20120820-0074315 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as
Attorney-in-Fact by POA recorded at
Instrument No. 09130828, Shelby
County, Tennessee Register of Deeds

BY: _____

TITLE: BRIAN K. WIDENER
Partner, J&F

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BRIAN K. WIDENER of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 6th day of March, 2013.

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015

_____
Notary Public

My Commission Expires: 9-27-2015

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Property: 3230 Spears Rd Nashville TN 37207
Parcel ID No.: 050.14-0-134.00
File Number: FNM2012071804TN1

Mail Tax Notices To and Property Owner:
Equity Trust Company custodian FBO Gloria Pillow IRA
1005 Huntmaster Circle
Nashville, TN 37211

I, or we, 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 $ 44,101.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of March, 2013

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015

Notary Public

My Commission 9-27-2015