This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13170

BILL GARRETT, Davidson County
Trans:T20130034696 DEEDWARRSP
Recvd: 04/29/13 08:22 2 pgs
Fees:13.00 Taxes:166.50
20130429-0041972

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

STATE OF Tennessee)
COUNTY OF Wilson)
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 $45,000.00, 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 19th day of April, 2013.

Notary Public
My Commission Expires: 1-26-2014
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Steve Delaney 1104 Sydney Terrace Mount Juliet, TN 37122	NEW OWNER	10808016100

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

Situated in Davidson County, Tennessee and being more particularly described as follows:

Being a portion of Lot Number 28 of the East Lake Subdivision, Section 3, as shown by a map of record in Plat Book 5800 at Page 151, in the Davidson County, Tennessee, Register of Deeds Office, and being described in a survey by McDonald Engineering dated March 3, 1983, as follows:

Being the Southerly half of said lot which fronts 56.29 feet on the Easterly right-of-way of Lakeford Drive and which is referred to as parcel 161, on the plat of record in Book 5800, Page 151, in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on December 4, 2012, as Instrument Number 20121204-0111612, Register's Office of Davidson County, Tennessee.

Commonly known as: 3206 Lakeford Drive, Nashville, TN 37214

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $54,000.00 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 $54,000.00 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 20th **day of** March **2013, to be effective the** 18th **day of** April **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 a 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 20th **day of** March **2013.**

Michelle Lee Summar
Notary Public

My commission expires: 5-23-2016

(Seal)

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY