RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map 43-2, Parcel 119

Davidson County DEEDWARR
Recvd: 09/13/04 16:07 3pgs
Fees:18.00 Taxes:361.67
20040913-0110519

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank of America, N.A.,** does hereby bargain, sell, transfer and convey unto **Nanoy Chanthavong and Chouk Chanthavong**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that piece, parcel or lot of land situated, lying and being in Davidson County, Tennessee, and known and designated as Lot No. 90 on the Plan of Farview Subdivision, Section 3, recorded in Book 3700, page 113 of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Bank of America, N.A. by Corrected Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated October 2, 2003, and filed at Instrument No. 20031111-0165265, said Register's Office.

Property address: 700 May Drive, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Nanoy Chanthavong and Chouk Chanthavong, their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed this 31 day of August, 2004.

BANK OF AMERICA, N.A.

By: First Preston Management, Inc.
Attorney in Fact

By: ~~First Preston Management, Inc.~~
Its: as Attorney-in-fact for Bank of America, NA
By: Ron Hutchison
Ron Hutchison, Contract Manager

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned, of the State and County aforesaid, personally appeared Ron Hutchinson, Contract Mgr, of First Preston Management, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Contract Mgr of First Preston Management, Inc., as Attorney in Fact for BANK OF AMERICA, N.A., the within named bargainor, a corporation, and that he/she as such Contract Mgr of First Preston Management, Inc., executed the same as the free act and deed of said Bank of America, N.A.

Witness my hand and official seal this 31 day of August, 2004.

Notary Public

My Commission Expires:

LARRY A GINECHESE II
Notary Public
State of Texas
My Commission Expires
February 11, 2006

****

NAME NEW OWNER(S)

Nanoy Chanthavong
Chouk Chanthavong
700 May Drive
Madison, TN 37115

SEND TAX BILLS TO:

New Owners

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $97,749.00.

Carrie Tresler
Affiant

Subscribed and sworn to before me this 2nd day of ~~August~~ Sept, 2004.

Notary Public

My Commission Expires: 11-24-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN