This instrument prepared by:
Brenda R. Lehman, an employee of First American Title Insurance Company
Attorney at Law
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-605232**

Davidson County DEEDWARR
Recvd: 12/20/04 11:33 3pgs
Fees:18.00 Taxes:384.43
20041220-0150925

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this NOVEMBER 29, 2004, by and between **Bank of America, N.A.**, parties of the first part, and **Margaret C. Carman,** * party of the second part,
* unmarried

WITNESSETH: This 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 had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 20, WHISPERING HILLS, SECTION V, as shown on plat of record in Plat Book 3300, Page 11 and amended in Book 6812, Page 118, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bank of America, NA from Priority Services of TN, LLC, as Substitute Trustee by Substitute Trustee's Deed, recorded the 23rd day of July, 2004
Book , Page No.: or Instrument No.: **20040723-0088262** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **147-16-004.00**
X Improved OR
Unimproved property located at: **4900 Millerwood Drive, Nashville, Tennessee 37211**

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, his/her heirs, 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, 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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

First Preston Management, Inc.
As Attorney-in-fact for Bank of America, NA

By _____
By F. Moffitt, Closing Manager

State of Colorado

County of Denver

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared JEFFREY F MOFFITT with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged JEFFREY F MOFFITT to be the Closing Manager of First Preston Management, the within named bargainer, a corporation, and that JEFFREY F MOFFITT as such Closing Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by JEFFREY F MOFFITT as such Closing Manager of First Preston Management.

Witness my hand and Notarial Seal at office this November 16, 2004.

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

Donna M. Thurtell
Notary Public

My Commission Expires: 3/30/06

****

Owner's Name: **Margaret C. Carman**

and Address: **4900 Millerwood Drive**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

MARGARET CARMAN
1319 GARDEN STREET
SAN LUIS OBISPO, CA 93401-3915

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$103,900.00** which amount is equal or greater than the amount which the ~~property~~ transferred would command at a fair and voluntary sale.

Affiant JEFFREY F MOFFIT

Subscribed and sworn to before me this November 16, 2004.

Donna M Thurtell
Notary Public

My Commission Expires: 3/26/06

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

RETURN TO
Advantage Title
109 Kenner Av
Nashville, TN 37205
#1435