1st American

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

File No.: **2120-719667**

Davidson County DEEDWARR
Recvd: 01/31/05 15:10 3 pgs
Fees:18.00 Taxes:214.97
20050131-0011278

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 25th **day of January, 2005**, by and between **Bank of America, N.A.**, parties of the first part, and **Kimberly Marie Cisco and Micheal Cisco, wife and husband**, party of the second part,

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 **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN DAVIDSON COUNTY, TN AND KNOWN AND DESIGNATED AS LOT NO. 1 OF THE LAWRENCE AVENUE BOUNDARY PLAT & SUBDIVISION PLAT OF RECORD IN BOOK 7900, PAGE 91, 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, NA BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, RECORDED THE 13TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040513-0055832, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 # **043-01-0 086.00**
X Improved OR
Unimproved property located at: **1401 Pierce Road, Madison, Tennessee 37115**

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.

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.

Bank of America, N.A.

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

By: _____
Jeffrey F. Moffitt, Closing Manager

By: _____, First Preston Management, Inc., as Attorney-in-Fact, _____

****

Owner's Name: **Kimberly Marie Cisco and Micheal Cisco**

and Address: **1401 Pierce Road**
Madison, TN 37115

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

Kimberly Cisco
104 Carissa Circle
White House, TN 37188

State of ~~**Tennessee**~~ Colorado

County of ~~**Williamson**~~ Denver

Before me, **the undersigned authority, notary public** in and for said State and County, personally appeared JEFFREY F MOFFITT with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such him/herself to be Closing Manager of **First Preston Management, Inc.** a Texas corporation, which is the attorney-in-fact for Bank of America, N.A., the within named bargainor, and that he/she as such Closing Manager being authorized to do so, executed the foregoing instrument in behalf of Bank of America, N.A. as the Closing Manager of First Preston Management, Inc., its attorney-in-fact, and declared that he/she in his/her capacity as Closing Manager of First Preston Management, Inc., executed the same as the free act and deed of Bank of America, N.A.

Witness my hand and Seal this 31st **day of January, 2005.**

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

Donna M. Thurtell
Notary Public

My Commission Expires: 3/24/06

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 **$58,100.00** which amount is equal 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 31st **day of January, 2005.**

Donna M. Thurtell
Notary Public

My Commission Expires: 3/24/06

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO