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

Map 86-11, Group A, Parcel 72 CO

Davidson County DEEDWARR
Recvd: 02/25/05 16:34 3 pg
Fees:18.00 Taxes:240.51
20050225-0021256

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 **Jason Vettorel and wife, Marise Vettorel**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 2, Building No. 13 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated), and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a deed of amendment of record in Book 4980, page 378, said Register's Office and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, pages 62 through 64, said Register's Office, to which plan reference is hereby made. Building 13 having been submitted to the provisions of the said master deed, as amended by instrument of record in Book 5164, page 781 and Book 5172, page 77, said Register's Office. Garage No. 13-2 is a limited common element for the exclusive use of the occupant of said unit.

BEING the same property conveyed to Bank of America, N.A. by Subsititute Trustee's Deed dated November 6, 2003, from Priority Trustee Services of TN, L.L.C, filed at Instrument No. 20031118-0168023, said Register's Office.

Property address: 202 Raintree Drive, Hermitage, TN 37076

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, Jason Vettorel and wife, Marise Vettorel, 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 22nd day of February, 2005.

BANK OF AMERICA, N.A.

By: First Preston Management, Inc.
Attorney in Fact

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

Its: By Jeffrey F. Moffitt, Closing Manager

STATE OF ~~TEXAS~~ Colorado
COUNTY OF Denver

Before me, the undersigned, of the State and County aforesaid, personally appeared JEFFREY F MOFFITT, 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 Closing Manager 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 Closing Manager 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 22nd day of February, 2005.

Donna M. Thurtell
Notary Public

My Commission Expires: 3/24/06

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

****

NAME NEW OWNER(S)

Mr. & Mrs. Jason Vettorel
1109 Traceton Circle
Antioch, TN 37013

SEND TAX BILLS TO:

New Owners

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $65,003.00.

Affiant

Subscribed and sworn to before me this 23 day of February, 2005..

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires NOV. 25, 2006