Envelope attached

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

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

File No.: **2120-758275**

Davidson County DEEDWARR
Recvd: 03/08/05 11:13 3 pgs
Fees:18.00 Taxes:227.55

20050308-0025446

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this **Sixteenth day of March, 2005**, by and between **Bank of America, N.A.**, parties of the first part, and **Stephen Hall**, 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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 131, on the Plan of EVA-NOR HEIGHTS, SECTION TWO, of record in Plat Book 1835, Page 30, said Register's Office.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, recorded on the 29th day of September, 2004, in Book , Page No.: or Instrument No.: **20040929-0116922** 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 # **095 08 0 011.00**
X Improved OR
Unimproved property located at: **232 Ridgeway Drive, Nashville, Tennessee 37214**

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.
A/S Attorney-in-fact for Bank of America, NA

By _____
Jaime F. Moffitt, Closing Manager

****

Owner's Name: **Stephen Hall**

and Address: **232 Ridgeway Drive**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wilson Bank & Trust
~~XXXXXXXXXXXXXXXXX~~
OWNER
OWNER"S ADDRESS ABOVE

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 **$61,500.00** 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 **Sixteenth day of March, 2005.**

Notary Public

My Commission Expires: 2-24-08

State of Colorado

County of Denver

Before me, DONNA M. THURTELL (name of notary public) of the State and County mentioned, 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 person to be attorney-in-fact (president or other officer authorized to execute the instrument) of **Bank of America, N.A.** the within named bargainor, a corporation, and that such attorney in fact (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as attorney in fact (president or other officer).

Witness my hand and Seal at office in Denver Colorado this March 3, 2005.

Donna M Thurtell

Notary Public

My Commission Expires: 3/26/06

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO