03

Kirby Title Record 2nd
48-A

S&K #: CL-0312

Davidson County DEEDWARR
Recvd: 08/30/05 10:30 2 pgs
Fees:13.00 Taxes:350.45
20050830-0103667

SPECIAL WARRANTY DEED

THIS DEED, between Bank of American, NA., organized and existing under the laws of the United States of America, hereinafter called Grantor, and Sharon W. Thompson, _____ hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of W.G. Thuss Subdivision, as of record in Book 547, Page 7, said Register's Office, to which plan reference is hereby made for a more complete description.

This being the same legal description with that in Substitute Trustee's Deed recorded in Instrument No. 20050422-0044850 Register's Office of Davidson County, Tennessee.

For prior title, see Substitute Trustee's Deed of record in Instrument No. 20050422-0044850 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

First Preston Management, Inc. as Attorney in Fact for Bank Of America, NA

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

Title: By Jeffrey F. Moffitt, Closing Manager

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY F MOFFITT of First Preston Management, Inc., as Attorney-in-Fact for Bank of America, NA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 11th day of August, 2005

Donna M. Thurtell
NOTARY PUBLIC

My Commission Expires: 3/24/06

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,715.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th day of August, 2005

Diane K. Mann
Notary Public

My commission expires: 2/22/2009

Property Address: 313 Thuss Avenue, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Sharon W. Thompson
313 Thuss Ave.
Nashville, TN 37211

S & K File # CL-0312

Map & Parcel – 133-02 89.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6750 Lenox Center Court, Suite 202
Memphis, TN 38115

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN