* Record 2nd

S&K #: CL-0287

Davidson County DEEDWARR
Recvd: 09/22/05 14:09 2 pgs
Fees:13.00 Taxes:379.25
20050922-0114029

# SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, NA., organized and existing under the laws of the United States of America, hereinafter called Grantor, and Howard Hale, Married 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot Number 1 on the plan of Primrose Acres, Section 2, of record in Book 8250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description. Being Lot Number 1 on the Plan of the Resubdivision of Lot 172 on the plan of Primrose Acres, Section 2, of record in Book 8250, Page 33, Register's Office for Davidson County, Tennessee, to which 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. 20050317-0029211 Register's Office of Davidson County, Tennessee.

For prior title, see Substitute Trustee's Deed of record in Instrument No. 20050317-0029211 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

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

Title By
Jeffrey F. Moffitt, Closing Manager

* This property is intended to be used for investment purposes, not grantees homestead. *

**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 1st day of September 2005.

Donna M. Thurtell
NOTARY PUBLIC

My Commission Expires: 3/20/06

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

STATE OF TN
COUNTY OF SHELBY

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 $102.500.00 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 6th day of Sept, 2005

Linda M. Shaw
Notary Public

My commission expires: 12/13/2008

LINDA M. SHAW
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

Property Address: 1101 N. Graycroft Avenue, Madison, TN 37115

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES**
Howard Hale
4229 Cecil Court South
Nashville, TN 37207

S & K File # CL-0287

Map & Parcel – 033-16-0 008.00

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