FILE NO.: 158.A15519TN\alk
LOAN NO.: 0029706108\VA

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDWARR
Recvd: 11/28/05 08:40 2 pgs
Fees:13.00 Taxes:277.17
20051128-0142329

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on June 9, 2005 , by and between: **Secretary of Veterans Affairs**, party of the first part, and, Bank of America, N.A., party of the second part located at 1475 CrossPoint Parkway, Getville, NY 14068,

**WITNESSETH:** That 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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Adam Young's Plan of Lots of Record in Book 57, Page 81, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 50 feet on the North side of Bativia Avenue and runs back between parallel lines 177 feet to an alley. Being the same property conveyed to the Grantor herein by deed of even dated being recorded simultaneously herewith.

Being the same property conveyed to Grantors herein from **PRIORITY TRUSTEE SERVICES OF TN, L.L.C.**, Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No./Deed Book 200212280161131 , in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Secretary of Veterans Affairs**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

R. JAMES NICHOLSON
**Secretary of Veterans Affairs**

BY: THOMAS H. BUFFTON, JR.

TITLE: Loan Guaranty Officer

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STATE OF Georgia

COUNTY OF Dekalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas H. Buffton Jr., with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the duly authorized officer of **Secretary of Veterans Affairs,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 11 day of October, 2005

James P. Hodges
Notary Public

My Commission Expires:

JAMES P. HODGES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Mar. 25, 2008

**********

**MSP No.: 158.A15519TN (Taylor)**
**Lender Loan No.: 0029706108**
**Property Address: 2808 Batavia Street, Nashville, TN 37209**
**Tax Parcel ID No.: 92-06;187.00**

JAMES P. HODGES NOTARY PUBLIC COBB COUNTY

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

I, or we, 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 $ 74,911.00 which amount is equal to 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 20 day of October 2005

Germaine Duncan
Notary Public

My Commission Expires:

GERMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT 21, 2007