PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

S&K #: CL-0371

Davidson County DEEDWARR
Recvd: 01/04/06 14:24 2 pgs
Fees:13.00 Taxes:484.61
20060104-0001189

20B

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 Raphael Molina and Virginia Molina, Husband and Wife 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:

BEING Lot No. 1 of Block "B" on the Plan of Greenland Estates, as shown by Plat of record in Plat Book 974, Page 13, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

This being the same legal description with that in
Trustee's Deed recorded in Instrument Number 20050815-0096552
Register's Office of Davidson County, Tennessee.

For prior title, see Trustee's Deed of record in Instrument
Number 20050815-0096552 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.

Jeffrey F. Moffitt executes this instrument as Attorney-In-Fact on behalf of Bank of America, NA, pursuant to the Power of Attorney of record by Instrument No. 20050922-0114028 in the Register's Office for Davidson County, Tennessee.

Bank of America, N.A.
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 Bank of America N.A., 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 16TH day of December 2005

VALERIE UMBERGER
NOTARY PUBLIC
STATE OF COLORADO

NOTARY PUBLIC

My Commission Expires: 4-14-07

STATE OF Colorado
COUNTY OF Denver

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 $ 130,975.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

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

By _____ Affiant
Jeffrey F. Moffitt, Closing Manager

Subscribed and sworn to before me this the 16 day of DEC, 2005

VALERIE UMBERGER
NOTARY PUBLIC
STATE OF COLORADO

Notary Public

My commission expires: 4-14-07

Property Address: 4200 Kennedy Avenue Nashville, TN. 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

TAX: **First Magnus Financial Corporation, 603 North Wilmot Road, Tucson, Az 85711**

OWNER: Raphael Molina & Virginia Molina
1121 Eastdale Avenue
Nashville, TN 37216

S & K File # CL- 0371

Map & Parcel – 061-16-0072.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119