PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

Davidson County DEEDWARR
Recvd: 03/17/06 10:34 3 pgs
Fees:18.00 Taxes:643.43

20060317-0030950

S&K #: 06-cl019

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Dean Hibbs, 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:

SEE ATTACHED EXHIBIT "A".

Commonly known as: 1707 Long Ave, Nashville, TN 37206

This being the same legal description with that in Trustee's Deed recorded in Instrument No. 20060106-0001909 in the Register's Office of Davidson County, Tennessee.

For prior title, see Trustee's Deed of record in Instrument NO. 20060106-0001909 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.

Bank of America, N..A.

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

Title: By _____
Closing Manager

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeff Moffitt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Bank of America, N.A. organized and existing under the laws of the United States of America the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Vice President.

WITNESS my hand and Official Seal at Office this 7th day of March, 2006.

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

Donna M. Thurtell
NOTARY PUBLIC

My Commission Expires: 3/26/06

STATE OF Tennessee
COUNTY OF Robertson

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 $173,900.00 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 10th day of March 2006.

Sonya M. Branham
Notary Public

My commission expires: 11/25/07

SONYA M. BRANHAM
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Property Address: 1707 Long Ave, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Dean Hibbs
170 Upper Station Camp Creek Road
Gallatin TN 37066

S & K File # 06-cl019

Map & Parcel#09402004900

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

File No.: 20060515

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 172 and the Easterly 15 feet of Lot No. 173 on the Map of Edgefield Land Company First Subdivision of record in Book 57, Page 130, said Register's Office, described as follows: Said Lot and part of Lot front 65 feet on the Northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bank of America, NA by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee dated December 29, 2005 of record in Instrument Number 200601060001909, in the Register's Office for Davidson County, Tennessee.