FILE BOX 45

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/31/06 09:57 2 pgs
Fees:13.00 Taxes:505.05

20061031-0134786

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

Amy N. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amy N. Martin	Bank of America, N.A.	Map 150
3501 Calais Circle	900 W. Trade Street	Group 9-0-A
Antioch, TN 37013	Charlotte, NC 28255-0001	Parcel 168 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kelly Bailey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amy N. Martin, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 332, on the Plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, Page 356, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Bailey by deed from JPMorgan Chase Bank, as Trustee for Equity One ABS, Inc., Mortgage Pass-Through Certificates, Series 2001-1, of record in Instrument 20031013-0151312, dated October 7, 2003, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7079, Page 472; Book 7235, Page 411; and Book 7079, Page 492, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 356, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7582, Page 193, Register's Office for said County; (4) Right of Way Agreement of record in Book 4607, Page 484, said Register's Office; (5) TVA Easements of record in Book 437, Page 21, and Book 7269, Page 389, said Register's Office; (6) Easements of record in Book 3852, Page 679; Book 3463, Page 126; Book 2244, Page 13, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3501 Calais Circle, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of October, 2006.

Kelly Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2008.

My Commission Expires: 3/31/07

Notary Public

