Davidson County DEEDWARR
Recvd: 02/22/07 09:55 2 pg
Fees:13.00 Taxes:259.00
20070222-0021859

S&K #: 06-CL0667

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 M. TERRY BURKHALTER and PEGGY C. BURKHALTER, Tenants in Common 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:

Lot Number 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 Number 4 fronts 50 feet on the North side of Batavia Avenue and runs back between parallel lines 177 feet to an alley.

This legal description is identical with that in Deed recorded in Instrument Number 20010508-0047447 Register's Office of Davidson County, Tennessee.

For prior title, see Substitute Trustee's Deed of record in Instrument Number 20021228-0161131 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
First Preston Management, Inc.
As Attorney-in-fact for Bank of America, NA

Title: _____ By _____
Robert G. McKain, Jr., Marketing Manager

By: First Preston Asset Management, its attorney in fact

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 ROBERT G. McKAIN, JR of First Preston Asset Management as Attorney-in-Fact for Bank of America, N.A. 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 15th day of February 2007.

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

Donna M. Thurtell
NOTARY PUBLIC

My Commission Expires: 3/26/10

STATE OF Tennessee
COUNTY OF Davidson

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 $70,000.00 which amount is equal to or greater than the amount the property would command at a fair and voluntary sale.

Carri Trisler
Affiant

Subscribed and sworn to before me this the 15th day of February 2007.

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: 7-24-10

Property Address: 2808 BATAVIA ST., NASHVILLE, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
M. TERRY BURKHALTER and PEGGY C. BURKHALTER, Tenants in Common
2413 Valley Brook ~~Drive~~ Road
Nashville TN 37215

Map & Parcel 92-06-0-187.00

THIS INSTRUMENT PREPARED BY:
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