Davidson County DEEDWARR
Recvd: 06/06/07 13:51 3 pgs
Fees:18.00 Taxes:464.35

20070606-0067908

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061101774T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS: 72-9-178.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Julio Molina	SEND TAX BILL TO: Julio Molina	
(Name) 1012 Spain Avenue	(Name) 1012 Spain Avenue	
(Address) Nashville, TN. 37216	(Address) Nashville, TN. 37216	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank of America, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Julio Molina, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1012 Spain Avenue, Nashville, TN, 37216, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 our hand as of the 26th Jan 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank of America, N.A.
BY: First Preston Management, Inc., as its
Attorney-in-Fact

First Preston Management, Inc.
As Attorney-in-Fact for Bank of America, NA
BY: _____
Name: _____
Its: Jeffrey F. Moffitt, Sr. Vice President

State of Colorado
County of Denver

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JEFFREY F MOFFITT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the attorney-in-fact (Title of person signing) of Bank of America, N. A. (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Denver CO, this Jan. 26, 2007

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

Donna M Thurtell
Notary Public
My Commission Expires: 3/26/10

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 125,500.00

Affiant

Subscribed and sworn to before me this Jan 26 2007

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County, Tennessee

Notary Public
My Commission Expires: 8/5/2010

EXHIBIT A

BEING THE EASTERLY ONE-HALF OF LOT NO. 42 ON THE MAP OF BUSH SPAINS SUBDIVISION OF PART OF THE ZACK STULL LANDS, OF RECORD IN PLAT BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY ONE-HALF OF LOT NO. 42 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SPAIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO PHYLLIS SMITH CRONIN A/K/A PHYLLIS C. SMITH BY QUIT CLAIM DEED FROM RENA PARKER SMITH, RECORDED ON THE 6TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050106-0002218, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The last deed of record being the Trustee's Deed to US Bank, N.A. was filed in Instrument No. 20070606006 7906, simultaneously herewith