Davidson County DEEDWARR
Recvd: 12/07/07 09:18 4 pgs
Fees:23.00 Taxes:251.60

20071207-0141574

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-070901320S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: HARLEY VINCENT REMKUS	SEND TAX BILL TO: HARLEY VINCENT REMKUS	MAP/PARCEL NUMBERS: 09805010300
(Name) 5114 Hunters Pt Ln	(Name) Same as new	
(Address) Hermitage TN 37076	(Address) owner	
(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 HARLEY VINCENT REMKUS, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5114 Hunters Point Lane, Hermitage, TN, 37076, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 18 October, 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 Fidelity National Asset Management Solutions as Attorney in Fact

By: _____

Name: Aviva J. Bush, Vice President

Its: _____

State of CO
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Aviva J. Bush, Vice Pres who acknowledged to me that she/he is Vice President (Title of person signing) of Fidelity Nat'l Asset Management (Name of Company), the attorney-in-fact for Bank of America NA, a C Corporation, and that in its capacity as attorney-in-fact for Bank of America NA she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Fidelity Nat'l Asset Management and Bank of America NA to do so.

Given under my hand and seal this the 18 day of October, 07.

CHAD J GEITHMAN
Notary Public
State of Colorado

_____
Notary Public
My Commission Expires: 3/2/11

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00

_____
Affiant

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 30th day of November, 2007.

_____
Notary Public

My Commission Expires: 9/16/09

****** USE THIS PAGE WHEN GRANTOR IS REPRESENTED THROUGH POWER OF ATTORNEY ******

RE: 5114 Hunters Point Lane, Hermitage, TN 37076

EXHIBIT "A"

THE FOLLOWING REAL PROPERTY SITUATE IN HERMITAGE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 4-A, ZONE LOT DIVISION, LOTS 4, 5, 6 AND 53, HUNTER'S POINT SUBDIVISION, OF RECORD IN PLAT BOOK 6200, PAGE 173, AMENDING IN PLAT BOOK 5200, PAGE 736, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N. A. BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, RECORDED ON THE 16TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070416-0045080, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RE: 5114 Hunters Point Lane, Hermitage, TN 37076

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 5114 Hunters Point Lane, Hermitage, TN 37076