Return To:
McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway Suite 410
Memphis, TN 38119

S&K #: 08-003022

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, NA organized and existing under the laws of the United States of America, hereinafter called Grantor, and Flor Melgar 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:

Described property located in Davidson County, Tennessee, being part of Parcel "B" on the Plan of Stratton Heights as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Gibson Drive, said point being 148 feet north of the northwest corner of Lot 78 in said subdivision, thence with the easterly margin of Gibson Drive, northwardly 100 feet to a point in the center of Gibson's Creek, being the southwest corner of the property conveyed to Tom L. Bing and wife, by deed from E.C. Chance and wife, of record in Book 1878, Page 635, Register's Office; thence with Bing's southerly line eastwardly 260 feet more or less to a westerly margin of the L&N Railroad right-of-way; thence with said right-of-way south 71 degrees 41 minutes east 15 feet to a point; thence continuing with said right-of-way south 18 degrees 19 minutes west 150 feet to a point, said point being 169.4 feet north of the northeast corner of Lot Number 78 in said subdivision; thence westerly 225 feet more or less to the easterly margin of Gibson Drive, the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060627-0076840 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080317-0026573 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.

Davidson County DEEDWARR
Recvd: 05/02/08 13:40 2 pgs
Fees:13.00 Taxes:214.60
20080502-0045247

Bank of America, NA

Title: Pamela J. Crocker, Vice President

By: FIS Asset Management Solutions, its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela J. Crocker, Vice President FIS Asset Management Solutions as Attorney-in-Fact for Bank of America, NA 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 9 day of April, 2008.

NOTARY PUBLIC

BENGY L. MARTINEZ NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES FEBRUARY 1, 2010

My Commission Expires: See Seal

STATE OF Tennessee
COUNTY OF Williamson

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 $58,000.00 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 30th day of April, 2008.

Notary Public

My commission expires:_____

Property Address: 1015 Gibson, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Flor Melgar
327 Haywood Lane
Nashville, TN 37211

Map & Parcel 051-080-002.00

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MISSION EXPIRES: OBER 10, 2009