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S&K #: 09-012373

Davidson County DEEDWARR
Recvd: 03/05/09 11:56 2 pgs
Fees:13.00 Taxes:314.13
20090305-0019772

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 Velma Louise Mangrum 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, to wit:

Lot Number 336, on the Plan of Section Five, Peppertree Forest, a portion of Peppertree, Phase 1, Planned Unit Development, as shown by plat appearing of record in Plat Book 7900, Page 499, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20081218-0155505 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20081231-0123732 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.

Scott P. Keeter

Title: Scott Keeter, Vice President

By: LPS 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 Scott Keeter, Vice President of LPS Asset Management Solutions, 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 27th day of January, 2009.

Cheryl A. Anderson
NOTARY PUBLIC

My Commission Expires: 6/24/09

CHERYL A. ANDERSON NOTARY PUBLIC STATE OF COLORADO

STATE OF _____
COUNTY OF _____

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 $84,900.00 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 12 day of Feb, 2009.

Notary Public

PEGGY S. JONEAS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Comm. Exp. 6-15-2010

My commission expires:_____

Property Address: 4440 Stoneview Drive, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Velma Louise Mangrum
4440 Stoneview Dr.
Antioch, TN 37013

Map & Parcel 165130A07400

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119