Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-081000886A

Davidson County DEEDWARR
Recvd: 05/01/09 14:30 5 pgs
Fees:28.00 Taxes:667.85
20090501-0039954

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Daniel L. Borders and Cathryn M. Johnson	SEND TAX BILL TO: Bank of America	MAP/PARCEL NUMBERS: 072-08; 28.00
(Name) 1441 McGavock Pk	(Name) P.O.Box 1675	
(Address) Nashville, TN 37216	(Address) Coraopolis,PA 15108	
(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 Daniel L. Borders and Cathryn M. Johnson, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1441 Mcgavock Pike, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the APRIL 27, 2009, 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 Attorney In Fact

By: First Preston Management, Inc.
As Agent for Bank of America

Name: _____
By

Its: ~~Richard Watts, Senior Vice President~~

State of TEXAS
County of DALLAS

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid RICHARD WATTS who acknowledged to me that she/he is SR VICE PRES (Title of person signing) of FIRST PRESTON MGMT (Name of Company), the attorney-in-fact for Bank of America, N.A., and that in its capacity as attorney-in-fact for Bank of America, N.A. she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Bank of America, N.A. and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 27 day of APRIL, 2009.

VALERIE UMBERGER
My Commission Expires
December 19, 2012

Notary Public
My Commission Expires: 12-19-12

State of TEXAS
County of DALLAS

The actual consideration or value, whichever is greater, for this transfer is $ 180,500.00

First Preston Management, Inc.
As Agent for Bank of America
Affiant

Subscribed and sworn to before me this APRIL 27, 2009.

Richard Watts, Senior Vice President

VALERIE UMBERGER
My Commission Expires
December 19, 2012

Notary Public
My Commission Expires: 12-19-12

RE: 1441 Mcgavock Pike, Nashville, TN 37216

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 8, all of Lot No. 9 and the westerly 20 feet of Lot 10 Block A on the Map of Inglewood Golf Club Estates, of record in Book 843, page 98, said Register's Office.

Said lot fronts 100 feet on the northerly side of Williams Ferry Road (now McGavock Pike) and runs back between lines, as measured from the center line of said road, 547 feet, more or less, on the westerly line and 374 feet, more or less, on the easterly line to a dead line and measures 209.8 feet, more or less thereon.

Being the same property conveyed to Bank of America, N.A. by Warranty Deed in Lieu of Foreclosure from Ronny B Gaither and Martha S Gaither dated 5/16/2008 and recorded on 5/20/2008, Instrument No. 20080520-0051601

RE: 1441 Mcgavock Pike, Nashville, TN 37216

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: 1441 Mcgavock Pike, Nashville, TN 37216

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.