**S&K #: 09-011995**

## 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 Barbara Coleman 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:**

**Lot No Number 110, on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.**

**Said Lot Number 110 fronts on the Northerly margin of Ladybird Drive and extends back, 215.70 feet on the Easterly side and 205.05 feet on the Westerly side to a line in the rear measuring 49.85 feet thereon.**

This legal description is identical with that in Deed of Trust recorded in Instrument# 20040224-0020641 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20080428-0042736 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, NA

Title: Norma J. Dudgeon, AVP

By: LPS Asset Management Solutions, its attorney in fact

BILL GARRETT, Davidson County
Trans:T20090030366 DEEDWARR
Recvd: 05/07/09 11:09 2 pgs
Fees:13.00 Taxes:333.37
20090507-0042080

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 Norma J. Dodgen of LPS 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 23rd day of March, 2009.

ODETA KAPATAYES
Notary Public
State of Colorado

Odeta Kapatayes
NOTARY PUBLIC

My Commission Expires: 11/23/2012

STATE OF Tenn
COUNTY OF Shelby

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 $90,100.00 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 5th day of May, 2009.

Notary Public

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

My commission expires:_____

Property Address: 305 Ladybird Drive, Nashville, TN 37217

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Barbara Coleman
305 Ladybird Dr
Nashville, TN 37217

Map & Parcel 135 010 07500

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