0003275575

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of November, 2009, by and between, **Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of EMC Mortgage Loan Trust 2005-B, Mortgage Pass-Through Certificates, Series 2005-B, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **Hazel Hannigan and husband, Douglas Hannigan,** parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Lot 18, REVISED FINAL PLAT FOR SECTION 2 (LOTS 4-30) RANGE HEIGHTS, as shown on plat of record in Plat Book 8250, Page 936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 744 Charlie Gann Drive, Old Hickory, Tennessee 37138

Parcel Id No.: 63-4-102.00

This being the same property conveyed to **Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of EMC Mortgage Loan Trust 2005-B, Mortgage Pass-Through Certificates, Series 2005-B,** by Substitute Trustee's Deed of record in Instrument Number 20090908-0083714 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Restrictions, dedications, conditions, reservations, caseemnts and/or other matters recorded in Plat Book 8250, Page 805 in the Register's Office of Davidson County, Tennessee; and 2010 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of EMC Mortgage Loan Trust 2005-B, Mortgage Pass-Through Certificates, Series 2005-B, by EMC Mortgage Corporation, as Attorney-in-Fact

Terence Free
Assistant Vice President

STATE OF Texas
COUNTY OF Denton

Terence Free

Personally appeared before me a Notary Public, Assistant Vice President with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Assistant V.P. of EMC Mortgage Corporation, as Attorney-in-Fact 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 an Official Seal this 25th day of November, 2009.

Deborah L Dawson
NOTARY PUBLIC

My Commission Expires:

DEBORAH L. DAWSON
Notary Public, State of Texas
My Commissin Exp. 02-14-2012

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20090083545 DEEDWARRSP
Recvd: 12/10/09 15:17 2 pgs
Fees:13.00 Taxes:384.80

20091210-0113076

STATE OF Texas
COUNTY OF Denton

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 $104,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT Terence Free
Assistant Vice President

Subscribed and sworn to before me this the 25th day of November, 2009.

NOTARY PUBLIC

My commission expires: 2/14/12

DEBORAH L. DAWSON
Notary Public, State of Texas
My Commissin Exp. 02-14-2012

Property Address:
744 Charlie Gann Drive
Old Hickory, TN 37138

New Owner and Mail Tax Bills to:
Hazel & Douglas Hannigan
744 Charlie Gann Dr.
Old Hickory, TN 37138

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427