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MH&S Law Firm
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RT10253

BILL GARRETT, Davidson County
Trans:T20090084649 DEEDWARRSP
Recvd: 12/16/09 10:00 3 pgs
Fees:18.00 Taxes:436.60
20091216-0114436

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this December 1, 2009, by and between **BANK OF AMERICA AS SUCCESSOR BY MERGER TO LA SALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LXS 2006-11 TRUST FUND,** herein called Grantor, and **ALICIA MACIOCH**, herein called Grantees,

WITNESSETH: That for and In consideration of **ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS ($118,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **DAVIDSON COUNTY REGISTER, TENNESSEE** under Instrument No. 20091216011443 4

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of Nashville taxes for the year 2009, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year 2009, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

This instrument is executed pursuant to the authority granted in that certain Power of Attorney of record in Book N/A, Page N/A, or Instrument #20091216011443 5, in the official records of the aforementioned County.

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166

WITNESS the signature of the Grantor the day and year first above written.

BANK OF AMERICA AS SUCCESSOR BY MERGER TO LA SALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LXS 2006-11 TRUST FUND, BY ONEWEST BANK, F.S.B. IT'S ATTORNEY IN FACT

By _____

Title Terri Hunter
Vice President
HLS-REO

STATE OF **TEXAS**
COUNTY OF **TRAVIS**

Before me, the undersigned notary public of the State and County mentioned, personally appeared **TERRI HUNTER, VP**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP REO of ONEWEST BANK, F.S.B. IT'S ATTORNEY IN FACT FOR **BANK OF AMERICA AS SUCCESSOR BY MERGER TO LA SALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LXS 2006-11 TRUST FUND**, the within named bargainor, a corporation, and that as such **TERRI HUNTER, VP**, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP REO. The instrument is executed pursuant to the authority granted in that certain Power of Attorney, of record in Book_____, Page_____, or instrument #**200912160114435**, in the official records of the aforementioned County.

WITNESS my hand and notarial seal at office this 1 day of December, 2009.

My commission expires:
9/17/13

Notary Public

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Witness my hand, at office: 7700 WEST PARMER LANE, BLDG D, AUSTIN, TEXAS 78729

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin Gale Affiant

Witness my hand, at office: 9:30a.m.

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

NOTARY PUBLIC

My Commission Expires:
Property Address: **1515 BRIDGECREST DRIVE UNIT 416, ANTIOCH, TENNESSEE 37013**
New Owners' Names: **ALICIA MACIOCH**
Owner's Address: **1515 BRIDGECREST DRIVE UNIT 416, ANTIOCH, TENNESSEE 37013**
Map # Parcel# **149-15-0-B 073.00 CO** Mail Tax bill to: New Owner

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

Escrow File No.: **RT10253**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 416 on the revised Plat Plan of Cambridge Forest Townhomes, of record in Instrument Number 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Indymac Federal Bank FSB by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated June 5, 2009 and recorded July 1, 2009 in Instrument Number 20090701-0061279, Register's Office for Davidson County, Tennessee

Being further conveyed to Bank of America as successor by merger to LaSalle Bank National Association as Trustee for LXS 2006-11 Trust Fund by Quitclaim Deed from Federal Deposit Insurance Corporation as Receiver for IndyMac Federal Bank, FSB, datead December 4, 2009 and being recorded simultaneously herewith in Instrument Number 20091216011434**, said Register's Office.**