BILL GARRETT, Davidson County
Trans:T20090085064 DEEDWARRSP
Recvd: 12/17/09 13:26 3 pgs
Fees:18.00 Taxes:370.00
20091217-0114967

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This Instrument is Prepared by and ~~Return to:~~
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
Clayton, MO 63105
(314) 862-2447

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of November, 2009, by and Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Luminent 2005-1 hereinafter called GRANTOR, party of the first part, has bargained and sold, and by these presents does transfer and convey unto Andreka Smith Grantee, party of the second part, whose address is: 301 Nashboro Greens Way Nashville, TN 37217

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, the said GRANTOR has bargain and sold and does herby bargain, sell, convey and confirm unto the said Grantee, the follow described real estate, situated and being in the County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, being Unit No. 229, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 18, Phase Two, a condominium development, of record in Instrument No. 20010423-0039877, revising Book 9700, Page 968; and as described in the Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14; Book 11703, Page 581; Instrument No. 20000627-0063887; Instrument No. 20001031-0108075; Instrument No. 20021211-0152723; and Instrument No. 20070118-0007533, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila D. Ruiz, a married woman by deed from Greenvale Construction, LLC, a limited liability company, dated July 1, 2005, recorded September 12, 2005, of record in Instrument No 20050912-0109399, Register's Office for Davidson County, Tennessee.

Further conveyed to Bank of America, National Association as successor by merger to LaSalle Bank National Association AS TRUSTEE FOR Luminent 2005-1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated April 7, 2009, recorded May 14, 2009, of record in Instrument No. 20090514-0044393, Register's Office for Davidson County, Tennessee.

Tax ID: 135-11-0-C-072.00

Improved property known as 301 Nashboro Greens Way Nashville, TN 37217

TO HAVE AND TO HOLD the same to the said Grantee his/her/its heirs/successors and assigns, the Grantor's successors and assigns hereby covenanting with the Grantee and his/her heirs and assigns that the title so conveyed is free of any encumbrances by or through the Grantor.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above. The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantor and no other. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

IN TESTIMONY WHEREOF, witness the name of Grantor, herein the date and year first above written.

Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Luminent 2005-1 by PHH Mortgage Corporation , its Attorney-in-Fact

By: Mario M. Ragazzone, J

Its: AVP

Official Seal
Sharonna Kenya Howard
Notary Public, State of New Jersey
My commission Exp. June 26, 2011
NO: 2346203

SHARONNA KENYA HOWARD NOTARY PUBLIC NEW JERSEY

State of NJ)
) ss.
County of Burlington)

On this 18th day of November, 2009, before me, the subscriber, a Notary Public in and for said county and State, personally came Mario Ragazzone, as AVP of PHH Mortgage Corporation, as Attorney-in-Fact for Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Luminent 2005-1, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Sharonna Kenya Howard
Notary Public

Property Address: ~~482 Loughmore Court~~ 301 Nashboro Greens Way Nashville, TN 37217

I, or we, hereby swear or affirm that the actual consideration for this Transfer or value of the property transferred, whichever is greater is $ 100,000.00 which amount is equal to or grater than the amount which the property transferred would summon at a fair voluntary sale.

Karen McCallie
Affiant (Buyer)

Subscribed and sworn to before me this 18th day of November 2009

Ronnie J. Curry, Notary Public

My Commission Expires: 11-22-2010

New Property Owner and
Send Tax Bills to:
Andreka L. Smith
~~482 Loughmore Court~~
~~Nashville, Tennessee 37217~~
301 Nashboro
Greens Way
Nashville, TN
37217

RONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON