03

Bobby Title

S&K #: 09-021495

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America N.A., organized and existing under the laws of the United States of America hereinafter called Grantor, and SARAH MILLIGAN, 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 8-A, Section 7, of Stacy Square Townhomes, as of record in Plat Book 5200, Page ~~466~~ *438 amended in Plat Book 5200, Page 467, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. *438

This legal description is identical with that in Deed of Trust recorded in BOOK 9135 PAGE 851 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO. 20090714-0065755, 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 N.A.

BY: _____
April Rosser Assistant Vice President

Title: Assistant Vice President

BILL GARRETT, Davidson County
Trans:T20100005493 DEEDWARRSP
Recvd: 01/28/10 09:55 2 pgs
Fees:13.00 Taxes:232.73

20100128-0007082

STATE OF AZ
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared April Rosser Assistant Vice President with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of Bank of America N.A., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 21 day of January, 2010.

CAROL PELLETIERE
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 14, 2012

Carol Pelletiere
Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $62,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachelle Caudill
Affiant

WITNESS my hand and Official Seal at Office this 25th day of January, 2010.

Diane K Mann
Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission Expires: 2/11/13

Property Address: 8111 Stacey Square Ct., Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SARAH MILLIGAN
8180 Poplar Creek Rd
Nashville, TN 37221

S & K File # 09-021495

Map & Parcel - 12810020900

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