Record 2nd

S&K #: 10-001293

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 MATTHEW HAITAS, 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:

Exhibit "A"

File No: 09-4-591030

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF MAP OF VICTORIA PLACE AS OF RECORD IN PLAT BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

For prior title, see Quit Claim Deed recorded in Instrument No. 20100701005158 7, in said Register's Office.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO. 20080204-0011128 in the Register's Office of Davidson County, Tennessee.

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.

Witness my hand this 15TH day of MARCH, 2010 ~~2009~~.

BY: Bank of America, N.A.

BY: Janice Jones

JANICE JONES

IT'S: ASSISTANT SECRETARY

BAC HOME LOANS SERVICING, LP CORPORATE SEAL

BILL GARRETT, Davidson County
Trans: T20100040285 DEEDWARRSP
Recvd: 07/01/10 12:04 2 pgs
Fees: 13.00 Taxes: 621.60

20100701-0051588

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared JANICE JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be ASST. SECRETARY (Officer) of Bank of America, N.A., the within named bargainor, and that he or she as such _____ (Officer) being authorized to do so, executed the foregoing instrument on behalf of Bank of America, N.A. as the _____ (Officer) of Bank of America, N.A., and declared that he or she as such _____ (Officer) of Bank of America, N.A., executed this instrument as the free act and deed of Bank of America, N.A.

WITNESS my hand and official seal this 15TH day of MARCH 2010.

Notary Public

My Commission Expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

STATE OF TEXAS
COUNTY OF COLLIN

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 $ 168,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

MARIA E. CASTILLO Affiant

Subscribed and sworn to before me this the 15TH day of MARCH 2010.

Notary Public

My commission expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

Property Address: 1401 KIRKWOOD AVENUE, Nashville, TN 37212

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MATTHEW HAITAS
191 Maultrie Park
Nashville, TN 37205

S & K File # 10-001293

Map & Parcel - 118010090.00

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