BILL GARRETT, Davidson County
Trans:T20100056066 DEEDWARRSP
Recvd: 09/07/10 16:12 2 pgs
Fees:13.00 Taxes:111.00
20100907-0071192

S&K #: 10-008702

# SPECIAL WARRANTY DEED

THIS DEED, between U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, by BAC GP, LLC, its general partner, as attorney-in-fact, organized and existing under the laws of the United States of America hereinafter called Grantor, and Eldon R. Spraker III, 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"**

**Land in Davidson County, Tennessee being Lot No. 79 on the Map of Subdivision of W.R. Wilson Tract, of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050705-0076709 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100521-0039307, 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.

Property Address: 409 36TH AVENUE NORTH, Nashville, TN 37209

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Eldon R. Spraker III
6600 Ellesmere
Nashville, TN 37205

S & K File # 10-008702

Map & Parcel - 09209022300

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

Witness my hand this 18 day of August 2010.

**U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, by BAC GP, LLC, its general partner, as attorney-in-fact**

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____

IT'S: Lizeth Garcia, Asst Secretary

STATE OF Texas )
COUNTY OF Collin )

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lizeth Garcia, 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 BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for **U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, by BAC GP, LLC, its general partner, as attorney-in-fact**, the within named bargainor, and that he or she as such Asst Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of **U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, by BAC GP, LLC, its general partner, as attorney-in-fact**, as the Asst Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYSIDE HOME LOANS SERVICING LP, which is the attorney in fact for **U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, by BAC GP, LLC, its general partner, as attorney-in-fact**, and declared that he or she as such Asst Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, executed this instrument as the free act and deed of **U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, by BAC GP, LLC, its general partner, as attorney-in-fact**

WITNESS my hand and official seal this 17 day of August 2010.

_____
Notary Public Hannica McShan

My Commission Expires: _____

HANNICA MCSHAN
My Commission Expires
November 24, 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 $ 30,000.00 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 Asst Secretary

Subscribed and sworn to before me this the 18 day of August 2010.

_____
Notary Public

My commission expires: _____

HANNICA MCSHAN
My Commission Expires
November 24, 2012