Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031
Job #: D011-094292

BILL GARRETT, Davidson County
Trans:T20110066098 DEEDWARRSP
Recvd: 10/21/11 15:02 3 pgs
Fees:18.00 Taxes:266.40
20111021-0082178

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of October 19, 2011, by and between

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP,

Hereinafter referred to as Grantor, and

AFFORDABLE OWNERSHIP HOUSING PARTNERSHIP

Hereinafter referred to as Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of SEVENTY TWO THOUSAND AND 00/100 dollars ($72,000.00), 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:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in , of Davidson County, Tennessee. instrument # 20110511003610 3

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: 4213 VALLEY GROVE DRIVE, HERMITAGE, TN 37076

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____
Todd Gabert, Assistant Vice President

STATE OF Arizona }
COUNTY OF Maricopa }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Todd Gabert, AVP with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the _____ of the within bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such _____.

Witness my hand, at offices, the 6 day of October, 2011.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu
Commission expires: 8-20-15

VALUATION AFFIDAVIT

I, or we, 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 $72,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201123395

Affiant Todd Gabert, Assistant Vice President

Subscribed and sworn to before me this 6 day of October, 2011.

Notary Public Judy Shu
Commission Expires 8-20-15

RETURN TO:	SEND TAX BILLS TO: New Owner:	PROPERTY ADDRESS:
NREIS ATTN: CHRIS RIBARCHAK 100 BEECHAM DRIVE PITTSBURGH, PA 15205	AFFORDABLE OWNERSHIP HOUSING PARTNERSHIP P.O. BOX 1222 MT. JULIET, TN 37121	4213 VALLEY GROVE DRIVE HERMITAGE, TN 37076 MAP PARCEL NO.: 086 16 0 021.00

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF VALLEY GROVE, SECTION ONE, AS OF RECORD IN PLAT BOOK 5200, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DAVID JOSHUA WRIGHT, MARRIED BY DEED FROM CLAY DANIEL CARDIN AND WIFE, ROCHELLE CARDIN AS OF RECORD IN INSTRUMENT NO. 20070703- 079631, REGISTER'S OFFICE FOR SAID COUNTY.

SAID REBECCA WRIGHT JOINS IN THIS DEED OF TRUST FOR THE PURPOSE OF CONVEYING AND WAIVING ANY AND ALL RIGHT, TITLE AND INTEREST, IF ANY, SHE MAY HAVE IN AND TO THE SAID PROPERTY. THE SAID REBECCA WRIGHT HAVING NO PERSONAL LIABILITY IN CONNECTION WITH THE LOAN TO WHICH REFERENCE IS MADE HEREIN.

PARCEL ID NO.: 086 16 0 021.00

PROPERTY COMMONLY KNOWN AS: 4213 VALLEY GROVE DRIVE, HERMITAGE, TN 37076