BILL GARRETT, Davidson County
Trans:T20120003240 DEEDWARRSP
Recvd: 01/13/12 13:29 6 pgs
Fees:33.00 Taxes:154.29
20120113-0003797

Commitment Number: 2900646
Seller's Loan Number: 11-004708

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Highland Investment Properties, LLC, 228 Downey Meade Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162 02 0 155.00

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the December 21, 2011, by and between **Bank of America, N.A.**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $41,700.00 (Forty-One Thousand Dollars and Seven Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Highland Investment Properties, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **228 Downey Meade, Nashville, TN 37214**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $41,700.00 (Forty-One Thousand Dollars and Seven

Hundred Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **4037 Darlene Dr., Antioch, TN 37013**.

Exhibit A

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. 156 ON THE PLAN OF COLEWOOD ACRES, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20110630-0050043**

Executed by the undersigned on December 21, 2011:

Bank of America, N.A.

By: _____

Name: Lynae Hollins

Its: Asst Vice President

STATE OF Texas

COUNTY OF Collin

Before me, Pennie Clayton, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its Asst Vice President on behalf of **Bank of America, N.A.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst Vice President of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____,.

Witness my hand and seal, this 21 day of December.

_____
Notary Public

My Commission Expires_____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

Maximum principal indebtedness for Tennessee recording tax purposes is 41,700.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Collin

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 $ 41,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of December, 20 11.

Affiant

Lynae Hollins
Print Name

(Seal)

Notary Public

My commission expires:

Pennie Clayton
Print Name

CTIC# _____

NOTARY PUBLIC STATE OF TEXAS
PENNIE CLAYTON
My Commission Expires
February 29, 2012