Record 1st

This instrument prepared by:
ARNOLD M. WEISS
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
BOA/Lankford, Robert

BILL GARRETT, Davidson County
Trans:T20120016759 DEEDWARR
Recvd: 03/07/12 09:36 2 pgs
Fees:13.00 Taxes:1238.32
20120307-0019902

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of February, 2012 by and between Robert C. Lankford and wife, Elizabeth J. Lankford, party of the first part, and Bank of America, NA, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed 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, situated and being in County of DAVIDSON, State of Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot No. 493 on the Plan of Hillsboro Park, Section VIII, as of record in Book 2663, Page 96, 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 by Deed of record in Book 11094, Page 788, Register's Office of DAVIDSON County, Tennessee.

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, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Robert C Lankford
ROBERT C. LANKFORD

Elizabeth J Lankford
ELIZABETH J. LANKFORD

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert C. Lankford AND Elizabeth J. Lankford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she (they) executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 7th day of February, 2012.

DEBORAH T. POOLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deborah T. Poole
Notary Public

MY COMMISSION EXPIRES: Feb. 24, 2013

Property Address: 6108 PINEHURST DRIVE, NASHVILLE, TN 37215
Parcel # 158-03006100
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
BANK OF AMERICA, NA
c/o BAC Tax Services Corporation
PO Box 10211, SV-24
Van Nuys, CA 91410

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $334,680.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2012.

Notary Public
My Commission Expires: 4-20-2014

KATHY S. RUFFIN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires April 20, 2014