SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2012

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Bray	New Owner	042-03-0
(NAME)	(NAME)	(MAP)
1609 Reed Drive		039.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bank of America National Association, a national banking association, as successors in interest by Merger to Merrill Lynch Credit Corporation, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Richard L. Bray and wife, Winnie J. Bray, hereinafter called the Grantee, a certain tract of land in Williamson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 45, on the Plan of Primrose Acres, of record in Plat Book 2663, pages 106 and 107, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Merrill Lynch Credit Corporation, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20090224-0016060, Register's Office for Davidson County, TN.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Williamson County, Tennessee, to which reference is hereby made.

This is improved property known as: 911 N. Graycroft Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20120026938 DEEDWARRSP
Recvd: 04/13/12 09:00 2 pgs
Fees:13.00 Taxes:210.90
20120413-0031527

Witness my/our hand(s) this 10th day of April, 2012.

Bank of America, National Association, a national banking association, as successors in interest by merger to Merrill Lynch Credit Corporation

By: Irma Marshall
Irma Marshall, Vice President

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Irma Marshall, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of BANK OF AMERICA, NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the national banking association by the said Irma Marshall, as such Vice President.

Witness my hand and official seal at office at 12:15 p.m., on this the 10th day of April, 2012.

Jill C Tayse
Notary Public

My commission expires 3-30-15

JILL C TAYSE
MY COMMISSION # EE079249
EXPIRES March 30, 2015
(407) 398-0153 FloridaNotaryService.com