Reserved for Recording Information

Davidson County DEEDWARRSP
Recvd: 06/05/12 15:32 4 pgs
Fees:23.00 Taxes:139.49
20120605-0049072

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE Davidson **COUNTY REGISTER'S OFFICE**
PLEASE RECORD & RETURN TO:

Nashville Title Insurance Corp.
2818 Bransford Avenue
Nashville, TN 37204
Telephone: (615) 385-5944

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
JAMES WALKER,
2008 Jefferson Street, Nashville, Tn 37208

Name and address of entity responsible for payment of realty taxes if different from Grantee: Same

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37, 699.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn before me, this 4th **day of** June **, 2012.**

Seal

Affiant

My Commission Expires: 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Prepared By: Title & Abstract REO, Inc, 144 South White Horse Pike, Somerdale, NJ 08083

Recd 2nd

Deed Prepared By: Title & Abstract REO, Inc
144 South White Horse Pike, Somerdale, NJ 08083

100678556BC 2411395
THIS INDENTURE, Made on the 31 day of May, 2012 by and between **BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1997-R3**, by and through Ocwen Loan Servicing, LLC, attorney in fact, whose address is 1661 Worthington Road, Suite 100, West Palm Beach FL 33409, herein called the Grantor, and **JAMES WALKER**, herein called the Grantee, whose address is **2008 JEFFERSON STREET, NASHVILLE, TN 37208** and where to mail future tax bills.

WITNESSETH, that the said Grantor, in consideration of the sum of Thirty-Seven Thousand Six Hundred Ninety-Nine and 00/100 Dollars ($ 37,699.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto the said Grantee, his/her/their heirs and assigns, all the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

DESCRIBED property located in the 4th Civil District of Davidson County, Tennessee, to wit:

Lot Number 64 on the Resubdivision of Lots 64 and 65 of Creekwood North, of record in Book 6050, Page 249, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to **BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1997-R3** by SUBSTITUTE TRUSTEE'S Deed, dated 3/8/10 and recorded 4/26/10 in Instrument Number, 20100426-0031159, in the Register's Office for Davidson County.

PARCEL#: 058-15-0-085.00

Commonly known as: 3841 Creekwood Circle, Nashville, TN 37218

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining, forever. And said grantor for their heirs, executors or administrators, does hereby covenant, promise and agree to and with said grantee, that at the delivery of these presents he/she/they are lawfully seized in his/her/their own right of an absolute and indefensible estate of inheritance, in fee simple, of and to all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and

encumbrances, of what nature or kind so ever: except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.

AND that they will warrant and forever defend the same until the said grantee, his/her/their heirs and assigns, against said grantor, his/her/their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

WORDS and phrases herein, including acknowledgement hereof, shall be conserved as in the singular or plural number, and is masculine or feminine gender, according to the context.

IN WITNESS THEREOF, The said grantor has hereunto set his/her hand and seal the day and year above written.

GRANTOR:

BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1997-R3, by and through Ocwen Loan Servicing, LLC, attorney in fact

By: Richard Work

Title: Contract Management Coordinator

Of Ocwen Loan Servicing, LLC, as attorney in fact

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Marlene Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Richard Work is the Contract Management Coordinator Of Ocwen Loan Servicing, LLC as attorney in fact for BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1997-R3 or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the Maker.

Witness my hand at office this 3 day of May, 2012.

Notary Public Marlene Saunders

My Commission Expires: 9/22/15

Seal:

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

Deed Prepared By: Title & Abstract REO, Inc
144 South White Horse Pike, Somerdale, NJ 08083

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE