This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1242BATN
Property ref: 309 HILLCREST DR, MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120041521 DEEDWARRSP
Recvd: 06/06/12 08:35 3 pgs
Fees:18.00 Taxes:222.00
20120606-0049195

SPECIAL WARRANTY DEED

Send tax bills to: Francis W. Foley 4116 Saunders Ave. Nashville, TN 37216

Name and address of new owner: Francis W. Foley 4116 Saunders Ave. Nashville, TN 37216

Map parcel number: 05202023600

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BANK OF AMERICA, N.A.,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

FRANCIS W FOLEY,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 14 day of March, 20 12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF AMERICA, N.A.

By: _____
Its: Tiffany Stewart, Assistant Vice President

By: _____
Its: Roseanne Silvestro, Assistant Vice President

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, Janet Helms (name of notary public), Notary Public, Tiffany Stewart (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker 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.

(For signer #2)
Additionally, personally appeared before me, Janet Helms (name of notary public), Notary Public, Roseanne Silvestro (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker 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 14 day of March, 2012.

Notary Public Janet Helms
My Commission Expires: July 26, 2015
Affix seal

JANET HELMS
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this tranaction is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 16th of April, 2012.

Notary Public

My commission expires: 2-8-16

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Exhibit "A"

Legal Description

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 19 on the Preliminary plat of Rainbow Terrace Subdivision, Section IV, not of record and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, June 27, 1953, as follows:

Beginning at an iron pin in the easterly margin of Hillcrest Drive, at a point 198 feet south of a concrete monument at a curve near the intersection of the south margin of Yowell Avenue, being the corner of Lots 19 & 20; thence with the line between said lots, south 79 deg. east 418.9 feet to an iron pin which is 212.5 feet south of the south margin of Yowell Avenue; thence south 15 deg. 08' west 112.1 feet to a corner of Lot 18; thence with the line between Lots 18 & 19 north 78 deg. 55' west 412.2 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same, north 12 deg. 05' east 112 feet to the beginning.

Source of title

_____ Trustee's Deed or
__x___ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20110715-0054142
County of DAVIDSON , TN