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Feb 4
R-ENV

Prepared By and Return To:
Amanda Brockman
LandCastle Title, LLC
5110 Eisenhower Boulevard, Suite 102
Tampa, FL 33634

File No. TPR-090300847S

Property Appraiser's Parcel I.D. (folio) Number(s)
R15 223 18 3265 0000 0340

2009021111

LORINDA 2647/364

OFFICIAL RECORDS

BK: 2647 PG: 364



LT1-2-2009021111-1



LT2-2647-364-7

RECORDING FEES \$ 61.00
DEED DOC STAMP \$ 1,750.00
04/22/2009 Deputy Clk

04/22/2009 2:09PM # Pages 7
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this April 2, 2009 by Bank of America, N.A. hereinafter called the grantor and Charles D. Johnson and Catherine Johnson, husband and wife whose post office address is 13224 Cori Loop, Spring Hill, FL 34609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 250,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Hernando County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 13224 Cori Loop, Spring Hill, FL 34609

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY STATEMENT

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2008.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
(Witness Signature)

Robin Little
(Print Name of Witness)

[Signature]
(Witness Signature)

Sonya Moch
(Print Name of Witness)

Bank of America, N.A. by First Preston Management, Inc.

BY: As Agent for Bank of America

Print Name: [Signature]

It's: By Brandon Kirkham, Executive Vice President

Address: 475 Crosspoint Parkway

Getzville, NY 14068

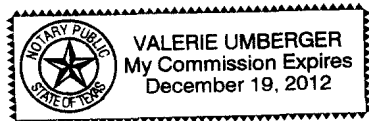
State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 2 day of April 2009, by Brandon Kirkham, Executive Vice Pres of First Preston Management as attorney in fact for Bank of America, N.A., who is personally known to me or who has produced DC License as identification.

[Notary seal]
[Signature]
Notary Public

Printed Name: VALERIE UMBERGER

My Commission Expires: 12-19-12



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SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

Lot 34, PRISTINE PLACE PHASE SIX, according to the Plat thereof as recorded in Plat Book 35, Page(s) 22 and 23, of the Public Records of Hernando County, Florida.

Exhibit B
Unanimous Consent
(In Lieu of Special Meeting) of the
Board of Directors of
First Preston Management, Inc.

This is a true and correct
CERTIFIED COPY
of the original

Signature: 

This Unanimous consent (In Lieu of Special Meeting) of the Board of Directors of First Preston Management, Inc. (the "Corporation") is made effective as of the 22nd Day of September, 2008.

WHEREAS, the Corporation, among other activities, is in the business of managing and marketing certain real estate owned ("REO") properties on behalf of Bank of America, NA, and its investors; and

WHEREAS, the Corporation is empowered and authorized by Bank of America to market such REO, to sell such REO, and to execute and deliver all agreements, contracts, and other legal documents required to secure possession of such REO, and all agreements, contracts, deeds of conveyance, and other legal documents required to list, sell, and convey such REO, all pursuant to Limited Powers of Attorney or Special Powers of Attorney granted by Bank of America to the Corporation; and

WHEREAS, the Corporation desires to accept appointment pursuant to such Powers of Attorney granted by Bank of America, and to designate and authorize certain employees of the Corporation to act on behalf of the Corporation in conducting activities pursuant to such Powers of Attorney and managing, marketing and selling the REO.

NOW, THEREFORE, be it resolved as follows:

RESOLVED, that the Corporation accepts the Powers of Attorney, subject to the terms and conditions set forth therein, and subject to the Corporation's continuing right to resign and retire from all duties thereunder upon appropriate notice to Bank of America; and

RESOLVED, that the Corporation hereby designates and authorizes the following employees to act on behalf of the Corporation in conducting activities pursuant to all Powers of Attorney granted by Bank of America, all until further action or notice by the Corporation:

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	<u>Name</u>	<u>Title</u>
1.	<u>Brandon Kirkham</u>	<u>Executive Vice President</u>
2.	<u>Candace L. Edmiston</u>	<u>Acquisition Manager</u>
3.	<u>Jeffrey F. Moffitt</u>	<u>Contract Manager</u>
4.	<u>Robert G. McKain, Jr.</u>	<u>Marketing Manager</u>
5.	<u>Richard Watts</u>	<u>Senior Vice President</u>
6.	<u>Margo McKay</u>	<u>Vice President</u>
7.	<u>Sarah Roberts</u>	<u>Closing Manager</u>

AND FURTHER RESOLVED, that the Corporation may furnish copies of this Unanimous Consent to third parties from time to time (such as Closing Agents and Title Companies) who will be entitled to rely upon its contents without further inquiry.

EXECUTED to be EFFECTIVE AS OF THE DAY AND DATE FIRST ABOVE WRITTEN.

THE BOARD OF DIRECTORS:

Nancy T. Richards
Nancy T. Richards, Director

WITNESS:

Lisa Barrentine
Lisa Barrentine, President

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This is a true and correct
CERTIFIED COPY
of the original

Signature: 

Exhibit C

LIMITED POWER OF ATTORNEY

Know that Bank of America, N.A. ("BOA"), a national banking association with its offices at 525 North Tryon Street, Charlotte, North Carolina, pursuant to that certain General Services Agreement between Bank of America Technology and Operations, Incorporated ("BATO") (on behalf of its affiliate, BOA) and First Preston Management, Inc. ("First Preston") dated as of November 26, 2003, does hereby make, constitute, and appoint First Preston Management, Inc., a Texas corporation having offices at 5040 Addison Circle, Suite 400, Addison, Texas 75001, for BOA's benefit and in BOA's name, place, and stead, as BOA's true and lawful attorney in fact, with full power of substitution;

BOA hereby grants to the aforementioned attorney-in-fact authority to act in any manner necessary and proper to exercise the following powers as fully as BOA might or could do and perform by itself:


1. To execute all agreements, contracts, or other legal documents required to secure possession of Real Estate Owned ("REO") Properties by eviction or other lawful means;
2. To execute all agreements, contracts, deeds of conveyance, or other legal documents required to list, sell and convey such real properties

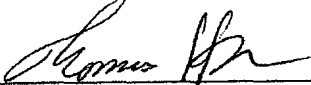
This Limited Power of Attorney shall be effective December 15, 2003, and shall continue until the earliest of: (a) the date of its revocation in writing by BOA or BOA's affiliates; (b) the termination of the aforementioned General Services Agreement.

IN WITNESS WHEREOF, BOA, by and through its duly authorized officers, has caused this Limited Power of Attorney to be executed and subscribed in its name as of May 23, 2008.

WITNESS:

BANK OF AMERICA, N.A.

BY: 
Cynthia A. Harrington

By: 
Name: Thomas Fisher
Its: Assistant Vice President

BY: Karen Boehler

Karen Boehler

County of Erie }
 } ss.
State of New York }

Acknowledged before me on May 23, 2008, by Thomas Fisher, who says that he is the Assistant Vice President of the national association named above and is authorized to execute this power of attorney in its behalf.

Jerry Magowski
Jerry Magowski, Notary Public
Commission Expires: 6/17/2010

