Davidson County DEEDWARR
Recvd: 01/08/04 12:03 1pgs
Fees:13.00 Taxes:205.17

20040108-0003234

SPECIAL WARRANTY DEED

-2000-EST-0114

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,450.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF December 2003.

(Affix Seal) Notary Public

My Commission Expires: 1/29/05

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Ste 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christian Properties, Inc.	-SAME-	119-16
9463 Chesapeake		4/8
Brentwood, Tennessee 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, US Bank National Association, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christian Properties, Inc., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 144 on the Plan of Battlewood, Section 2 of record in Book 1835, pages 95 and 96, Register's Office for said County. Said Lot Number 144 fronts 114.95 feet on the Westerly margin of Drummond Drive and extends back 219.70 feet on the Northerly line and 201.0 feet on the Southerly line to a dead line in the rear, measuring 96.0 feet thereon.

Being the same property conveyed to U S Bank National Association by Trustee's Deed from Specialty Housing, Inc. of record in Instrument No. 200310080148840, Register's Office for said County.

( ) unimproved
This is (X) improved property know as 921 Drummond Drive, Nashville, Tennessee 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is free from all encumbrances made by the GRANTOR, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no further or otherwise. Wherever 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 my/our hand(s) this 9th day of December, 2003 :

US BANK NATIONAL ASSOCIATION

By: _____ **(Signature)**

Name: Rita J. Heinn **(Printed)**

Its: Assistant Vice President **(Title)**

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned Notary, for the state and county mentioned, personally appeared Rita J. Heinn (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Asst. Vice President (Title) of **US BANK NATIONAL ASSOCIATION,** the within named bargainor, and that such president or officer as such Asst. Vice President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Bank as Rita J. Heinn (Name), Asst. VP (Title).

Witness my hand and official seal at Minneapolis (City), MN (State), this 9th day of December, 2003.

Corinna L Duffy
Notary Public

My Commission Expires: 1-31-07

CORINNA L. DUFFY
Notary Public
Minnesota
My Commission Expires January 31, 2007