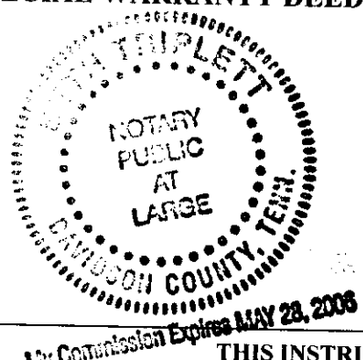
#7576 Box 13

SPECIAL WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Thornton	Bill Thornton	81-8-342
(NAME) 1718 Nassau St.	(NAME) 416 East Campbell Road ~~1718 Nassau St.~~	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Madison TN 37115 ~~Nashville, TN 37209~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, U.S. Bank National Association, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Thornton and wife, Elaine Thornton, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of McGavock's Homestead Addition, of record in Plat Book 57, Page 9, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said lot fronts 50 feet on the Easterly side of Nassau Street and runs back between parallel lines, 160 to an alley.

Being the same property conveyed to U.S. Bank National Association, by deed of record in Instrument No. 20031212-0178219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1718 Nassau St., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 03/23/04 12:04 2pgs
Fees:13.00 Taxes:70.30



20040323-0032617

Witness my hand this.

Corinna L Duffy

U.S. Bank National Association
Rita J. Heinn, Asst. Vice President
By: Rita J Heinn
U.S. Bank National Association

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Rita J. Heinn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Asst. VP of US Bank National Association ~~a corporation~~ an Association, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself~~ herself as Asst. Vice President.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CRYSTAL A. VAUGHN
Notary Public
Minnesota
My Commission Expires Jan. 31, 2006

Crystal A. Vaughn
Crystal A. Vaughn Notary Public