STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,900.00

Subscribed and sworn to before me, this 2nd day of August, 2005.

Affiant

My Commission Expires: 3-31-07

Notary Public

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 09/02/05 15:10 2 pgs
Fees:13.00 Taxes:236.43

20050902-0105978

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ross Winchel 2604 Jones Avenue Nashville, Tennessee 37207 MAP & PARCEL NO. 071-04-0/064.00	Ross Winchel 501 Corporate Centre Dr., Ste 260 Franklin, TN 37067

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

U S Bank, National Association, ND a National Banking Association

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ross Winchel, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. 323 on the Map of Joywood Heights, Section 2, of record in Book 1130, Page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 323 fronts 60 feet on the West side of Jones Avenue and runs back between lines 193 feet on the North line and 192.8 feet on the South line, to a dead line on which it measures 60 feet.

Being the same property conveyed to U S Bank. National Association, ND A National Banking Association by Deed In Lieu Of Foreclosure Deed from Rita Watts, a single woman, dated July 25, 2005, and filed of record on August 9, 2005, in Instrument No. 20050809-0093806, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *2604 Jones Avenue Nashville, Tennessee 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, ***BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.*** **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 OUR HANDS THIS 29 DAY OF AUGUST, 2005.

U S Bank, National Association, ND a National Banking Association

Traci Luckhaupt

by: U.S Bank N.A.
Assistant Vice President

STATE OF OHIO
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Traci Luckhaupt, **who, upon oath, acknowledged him/herself to be the** Assistant Vice President **of U S Bank, National Association, ND a National Banking Association, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that U S Bank, National Association, ND a National Banking Association, executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office on this the 29th **day of August, 2005.**

My Commissi

NOTARIAL SEAL STATE OF OHIO

BARBARA A. LATHAM
Notary Public, State of Ohio
My Commission Expires 04-21-10

Notary Public

==========

SPECIAL WARRANTY DEED

==========

RETURN TO: 1819
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214