STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Subscribed and sworn to before me, this 27th day of April, 2007.

My Commission Expires: 9-19-09

Affiant

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
HELEN REASONOVER 1120 RICHARD LEE CIRCLE HERMITAGE, TN 37076 MAP & PARCEL NO. 075-12-0/048.00	NEW OWNER

Davidson County DEEDWARR
Recvd: 06/05/07 14:22 2 pgs
Fees:13.00 Taxes:444.00
20070605-0067102

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, N.A.,

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

HELEN REASONOVER, Unmarried

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:

Land in Davidson County, Tennessee, being Lot 53 on the plan of the Meadows of Tulip Grove, Section 4, first revision, of record at Book 9700, page 252 (erroneously referenced as Page 165 in prior instruments of record), as revised by the plan of record for Revised Lots 53 and 54, Meadows of Tulip Grove, Section 4, of record at Book 8250, page 727, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to US Bank, NA by Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated February 23,2007 and filed of record on February 26,2007, in Instrument No. 20070226-0023221, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1120 RICHARD LEE CIRCLE, HERMITAGE, TN 37076*

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 25 **DAY OF APRIL, 2007.**

U. S. BANK, N.A.

Larry Leslie

by: Larry Leslie
its: Asst. 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 Larry Leslie**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the** Asst Vice President **of U S Bank, N.A., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.**

Witness my hand and official seal at office on this the 25 **day of April, 2007.**

My Commission Expires:

Elnora Moore
Notary Public

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SPECIAL WARRANTY DEED

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ELNORA MOORE
Notary Public, State of Ohio
My Commission Expires 05-19-07