File Box 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2007.

Notary Public

Expiration of commission.

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/28/07 10:39 2 pgs
Fees:13.00 Taxes:721.50
20070928-0115703

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shahid Saeed	New Owner	**Map 150, Group 12-OB, Parcel 18**
3824 Park Royal Lane		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

U.S. BANK NATIONAL ASSOCIATION, N.D.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shahid Saeed, married

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. 18 on the Plan of Section One, Kensal Green, of record in Book 7900, page 593, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Howard H. Wear and wife, Jennifer L. Wear, by Warranty Deed, from Deborah F. Curtis, unmarried, of record in Instrument No. 20000403-0032881, Dated March 31, 2000, Register's Office for Davidson County, Tennessee. Howard H. Wear and wife, Jennifer L. Wear used said property as collateral in a Deed of Trust, of record in Instrument No. 20021121-0145010, Register's Office for said County. The holder of the debt appointed J. Phillip Jones or I. Dyke Tatum, either of whom may act, as Substitute Trustee. J. Phillip Jones as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to U.S. Bank National Association ND, of record in Instrument No. 20070416-0045118, Dated April 13, 2007, Register's Office for Davidson County, Tennessee. Also see Corrective Substitute Trustee's Deed, of record in Instrument No. 20070807-0094188, Dated August 2, 2007, recorded to correct the name of the owner as U.S. Bank, N.A., N.D., Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 593, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9065, page 744, Book 7619, page 647, Book 7657, page 583, Book 8201, page 770, Book 7675, page 923, Book 8708, page 630, Book 10404, page 641, Book 7776, page 826, Book 8663, page 384 and Book 9036, page 836, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association, of record in Book 7661, page 37, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7619, page 679, Book 9509, page 363 and Book 9647, page 472, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of other in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This is property known as 3824 Park Royal Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining, unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same, that the title thereto is free, clear and unencumbered except as aforesaid, and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 17th day of September, 2007.

U.S. BANK NATIONAL ASSOCIATION, N.D.

Gloria A Muller

By: **Gloria A. Muller**
Title: **Real Estate Officer**

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, Crystal A. Vaughn, a Notary Public for the State and County aforesaid, Gloria A. Muller with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Real Estate Officer of US Bank National Association ND and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of September, 2007.

CRYSTAL A. VAUGHN
Notary Public
Minnesota
My Commission Expires January 31, 2011

Crystal A. Vaughn
Notary Public

My Commission Expires: January 31, 2011

File #: **07709-SH**
RECORD & RETURN TO:

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.