Davidson County DEEDWARR
Recvd: 02/27/08 12:51 2 pgs
Fees:13.00 Taxes:555.00

20080227-0019284

Stephanie Loranee
Prepared By & Return To: Liberty Title & Escrow Company
1575 South County Trail
East Greenwich, RI 02818

SPECIAL WARRANTY DEED

THIS DEED, made this 15 day of January, 2008, by and between **U.S. Bank National Association, ND,** hereinafter referred to as "Grantor", party of the first part; and **Lee Family Partnership, L.P.,** hereinafter referred to as "Grantee", party of the second part.

That for and in consideration of the sum of **One Hundred Fifty Thousand** and 00/100 Dollars ($150,000.00), the consideration received therefore by the Grantor for the conveyance made hereby, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, subject to the matters described herein, does hereby grant, bargain, sell and convey to the Grantee, in fee simple, and with SPECIAL WARRANTY OF TITLE, all that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, as described below. Grantor acquired said property in a deed dated October 12, 2007 and having been recorded on October 16, 2007 among the Land Evidence Records of Davidson County in Instrument #20071016-0122712. Said property being situated in the City of Nashville, having an address of 413 Cedar Drive, and being more particularly described as follows, to-wit:

Being Lot Number 4 on the Plan of First Revision Cedar Forest of record in Plat Book 6900, page 383, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed in that Substitute Trustee's Deed recorded on October 16,2007 as Instrument #20071016-0122712.

Property Address:
413 Cedar Forest Drive Nashville, TN 37221

Tax ID#128030A00400CO

Witness the following Signatures and Seals,

US Bank National Association ND

Jill E. Roppe
Witness

BY: _____
Printed Name: Rita J. Heinn
STATUTORY AUTHORITY:
Assistant Vice President

State of Minnesota
County of Hennepin

I hereby certify that on this 15th day of January, 2008, before me, the subscriber, Notary Public of the State aforesaid, personally appeared Rita J. Heinn, Assistant Vice President its representative, on behalf of US Bank National Association ND, whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be his/her act under authority of the Grantor and the free act and deed of the Grantor, and also certify, under penalties of perjury, that the consideration recited herein is true and correct.

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

_____
Notary Public: Crystal A. Vaughn
My Commission Expires: 1/31/11

Property Address: 413 Cedar Forest Drive, Nashville, TN 37221
New Owner and Mail Tax Bills To: Lee Family Partnership, LP
5121 Bedford Creek Road, Franklin, TN 37064

State of Minnesota
County of Hennepin

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jill E. Roppe
Affiant

Subscribed and sworn to before me this the 15th day of January, 2008.

_____
Notary Public
Crystal A. Vaughn
1/31/11

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