Box 14A
4082-1

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of October, 2008 by and **U.S. Bank National Association, as Trustee** hereinafter called Grantor, and John T. Cook, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being in Davidson County Tennessee, being Lot No. 55 on the Plan of Dr. V.S. Lindsey's Addition to East Nashville, of record in Plat Book 57, Page 25 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Commonly know as: 703 Stockell ~~Street~~ Avenue Nashville, TN 37207

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Instrument Number 20080314-0026141.

Tax Parcel Number: 82-7-303.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

**U.S. Bank National Association, As Trustee**
**By JP Morgan Chase Bank, NA as attorney in fact**

**BY:** _____

**Bob Suhre**
**Assistant Vice President**

**TITLE:** _____

Davidson County DEEDWARR
Recvd: 10/03/08 09:40 2 pgs
Fees:13.00 Taxes:240.50

20081003-0100625

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, personally appeared Bob Suhre, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged him self to be the AVP of **JP Morgan Chase Bank, NA, as attorney if fact for U.S. Bank National Association, as Trustee** the within named bargainor, and that he as such, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **U.S. Bank National Association, as Trustee, JP Morgan Chase Bank, NA as attorney in fact** by self as such.

WITNESS my hand and Notarial Seal at office this 24 day of September, 2008.

-SEAL-

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Notary Public
My commission expires: 01.08.2012

STATE OF Texas
COUNTY OF Dallas

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $65,000.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

**Bob Suhre**
**Assistant Vice President**

Subscribed and sworn to before me this the 24 day of September, 2008.

My Commission Expires: 01.08.2012

Notary Public

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Owner's Mailing Address:
2927 Berry Hill Drive
Nashville, TN 37204

Property Address:
703 Stockell ~~Street~~ Avenue
Nashville, TN 37207

Person or entity responsible for
The payment of taxes:
"New Owner"

Prepared by ~~and return to~~:

**EDCO TITLE & CLOSING Services, Inc.**
**7990 TRINITY ROAD, SUITE 101**
**CORDOVA, TN 38018**
**Our File No.**