BILL GARRETT, Davidson County
Trans:T20090036716 DEEDWARR
Recvd: 06/03/09 10:55 4 pgs
Fees:23.00 Taxes:351.50
20090603-0051114

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *NINETY-FIVE THOUSAND and NO/100 DOLLARS ($95,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **US BANK, N.A. ND**, (Grantor) have bargained and sold and by these presents do transfer and convey unto **THOMAS L. KRANTZ, SR.** and **CARL D. KRANTZ, SR.**, a one half (1/2) undivided interest each as tenants in common, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

LOT 175, Cumberland Station at Wilson Camp, Section Six, as shown on plat of record in Instrument No. 20041027-0129152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

BEING the same property vested in US Bank, N.A. ND, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20090225-016377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cumberland Station at Wilson Camp, Section Six, as recorded in Plat Book 20041027-01219152, Pages(s), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 10585 Page 496, Instrument No(s). 20011015-0112096, 20020919-0114055, 20031030-0159798, 20041115-0136853 and 20061024-0131768, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, Tennessee

3. Charter on Cumberland Station at Wilson Camp Home Owner Association recorded at Instrument No. 20011017-0113082.

4. Deed of Conveyance to Homeowners Association recorded at Instrument No. 20041115-0136854.

This property is located at 2188 Freeman Lane, Madison, TN 37115.

Possession: Date of Deed;
2009 Property Taxes Prorated
Map & Parcel: 53-9B-124.00 CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **THOMAS L. KRANTZ, SR.** and **CARL D. KRANTZ, SR.**, their heirs and assigns, forever. Grantor covenants that is lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to **THOMAS L. KRANTZ, SR.** and **CARL D. KRANTZ, SR.**, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS GRANTOR'S HAND on this the 29th day of May, 2009.

US BANK, N.A. ND

By: Joseph T. Travers

Title: Joseph T. Travers,
Real Estate Officer

ACKNOWLEDGEMENT

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, Joseph T. Travers, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Real Estate Officer, respectively of US BANK, N.A. ND, the within named bargainor and executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Real Estate Officer.

WITNESS MY HAND and official seal at Offices, Hennepin County Minnesota, this the 29 day of May, 2009.

Notary Public

My Commission Expires: Jan. 31, 2011

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

Name & Address of New Property owner:
TAX BILLS –

Mr. Thomas L. Krantz, Sr.
Mr. Carl D. Krantz, Sr.
121 Bella Vista Drive
Goodlettsville, TN 37072

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, Tennessee

AFFIDAVIT

STATE OF Minnesota

COUNTY OF Hennepin

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant Joanne Anson, REO Rep

Subscribed & sworn to before me this 29 day of May, 2009.

Notary Public

My Commission Expires: Jan. 31, 2011

wd-USBank-Krantz

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