SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *FIFTY THOUSAND and NO/100 DOLLARS ($50,000.00)*, 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 LEE KRANTZ, SR.** and **CARL DENVER 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:

LAND in Davidson County, Tennessee, being Lot No. 310 on the plan of Bellshire Estates, Section A, of record in Book 2331, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

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. 20090224-0016278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLSHIRE ESTATES, SECTION A, as recorded in Plat Book 2331, Page(s) 115 and Plat Book 2331, Page 116, 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 property is located at 1220 Bellshire Drive, Nashville, TN 37207.

Possession: Date of Deed;
2009 Property Taxes Prorated
Map & Parcel: 41-15-16.00

BILL GARRETT, Davidson County
Trans:T20090058740 DEEDWARR
Recvd: 08/27/09 10:09 3 pgs
Fees:18.00 Taxes:185.00
20090827-0080567

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **THOMAS LEE KRANTZ, SR.** and **CARL DENVER 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 LEE KRANTZ, SR.** and **CARL DENVER 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 14th day of August, 2009.

US BANK, N.A. ND

By: _____

Title: Rita J. Heinn, Assistant Vice President

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, Rita J. Heinn, 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 Assistant Vice President 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 Rita J. Heinn, Assistant Vice President

WITNESS MY HAND and official seal at Offices, Hennepin County Minnesota, this the 14 day of August, 2009.

MELISSA SUPINO
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan. 31 2013

Notary Public

My Commission Expires: _____

Name & Address of New Property Owner & Send Tax Notice to:

Mr. Thomas Lee Krantz, Sr.
Mr. Carl Denver Krantz, Sr.
121 Bella Vista Drive
Goodlettsville, TN 37072

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 $50,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed & sworn to before me this 14 day of August, 2009.

Notary Public

My Commission Expires: _____
wp-USBank-Krantz2

MELISSA SUPINO
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan. 31 2013

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee