SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED TEN THOUSAND ONE HUNDRED and NO/100 DOLLARS ($110,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, N.A., N.D.,** (Grantor) have bargained and sold and by these presents do transfer and convey unto **SHADI MAHMOUD ELTITI,** a married man, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 17 on the plan of Bayview Estates, Phase One, First Revision, a planned unit development of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property vested in U.S. BANK, N.A., N.D., by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument # 20090702-0061722, 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 Plan of Bayview Estates, Phase One, First Revision, as recorded in Plat Book 9700, Page 797, and Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, 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).

Easement recorded in Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576 and Book 11762, Page 271, Register's Office for Davidson County, Tennessee.

Declarations of Covenants, Conditions and Restrictions recorded in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163 and Instrument No. 20020104-0001403, but

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee 37030

BILL GARRETT, Davidson County
Trans:T20100005931 DEEDWARRSP
Recvd: 02/01/10 09:06 3 pgs
Fees:18.00 Taxes:407.00
20100201-0007639

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).

Landscape Agreement as set forth in instrument recorded in Book 10339, Page 298.

Conveyance of Common Area recorded in Instrument No. 20000710-0068261.

This property is located at 2944 Harbor Lights Drive, Nashville, TN 37217.

Possession: Date of Deed;
2009 Property Taxes Prorated
Map & Parcel: 136050A01700CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **SHADI MAHMOUD ELTITI**, his heirs and assigns, forever. Grantor covenants that it 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, except as stated above.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to **SHADI MAHMOUD ELTITI**, his 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 26 day of January, 2010.

U.S. BANK, N.A., N.D.

By: Jill E. Roppe
Jill E. Roppe, Real Estate Officer
Title:

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, Jill E. Roppe, 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 U.S. BANK, N.A., N.D., 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 26 day of January, 2010.

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

Notary Public

My Commission Expires: _____

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

Mr. Shadi Mahmoud Eltiti
2928 Harbor Lights Drive
Nashville, TN 32717

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 $110,000.00, 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 26 day of January, 2010.

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

Notary Public

My Commission Expires: _____

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee 37030