BILL GARRETT, Davidson County
Trans:T20100015000 DEEDWARRSP
Recvd: 03/15/10 09:23 4 pgs
Fees:23.00 Taxes:259.00
20100315-0019287

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *SEVENTY THOUSAND and NO/100 DOLLARS ($70,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, NATIONAL ASSOCIATION, N.D.**, (Grantor) has bargained and sold and by these presents do transfer and convey unto **JIMMY COMER**, a married man and **BOBBY BEADLE**, a married man, 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. 1 on the Plan of Farmingham Woods, Phase 1, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property vested in U.S. BANK, NATIONAL ASSOCIATION, N.D., by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20091119-0106584, Register's Office for Davidson County, Tennessee.

Conveyance subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FARMINGHAM WOODS, PHASE 1, as recorded in Plat Book 7900, Page 228 and Plat Book 7900, Page 173, 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).

2. Declaration of covenants, conditions and restrictions as set forth in Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 5447, Page 635, Book 8702, Page 528, Book 9006, Page 409 and Book 9006, Page 414, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion,

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

sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

3. Charter of Farmingham Woods Homeowners Association in Book 8245, Page 768.

4. Easement recorded in Book 5109, Page 445 and Instrument No. 20020603-0066713.

5. Stormwater Detention Agreement as set forth in instrument recorded in Book 8199, Page 852.

6. Conveyance of Common Areas recorded in Book 8245, Page 772.

This property is located at 4000 Farmingham Woods Drive, Hermitage, TN 37076.

Possession: Date of Deed;
2010 Property Taxes Prorated
Map & Parcel: 087050A00100CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **JIMMY COMER** and **BOBBY BEADLE**, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple; has 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 **JIMMY COMER** and **BOBBY BEADLE**, 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 11th day of March, 2010.

U.S. BANK, NATIONAL ASSOCIATION, N.D.

By: Jill E. Roppe

Title: Jill E. Roppe
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, 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, NATIONAL ASSOCIATION, 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 11th day of March, 2010.

SARA STEVENSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

Sara Stevenson
Notary Public

My Commission Expires: Jan. 31, 2015

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

Mr. Jimmy Comer & Mr. Bobby Beadle
6012 Bluewater Drive
Lebanon, TN 37087

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

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 $70,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Jill E. Roppe

Affiant Jill E. Roppe
Real Estate Officer

Subscribed & sworn to before me this 11th day of March, 2010.

Sara Stevenson

Notary Public

My Commission Expires:
wd-USBank-JComer

SARA STEVENSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015