SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *EIGHTY-NINE THOUSAND and NO/100 DOLLARS ($89,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, NATIONAL ASSOCIATION, N.D.,** (Grantor) have bargained and sold and by these presents do transfer and convey unto **KBR COMMERCIAL, LLC.,** a Minnesota Corporation, its successors 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. 125 on the plan of OLD HICKORY HILLS, Section One, Phase Two of record in Instrument No. 200306230086188, Register's Office for Davidson County, Tennessee, to which 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. 2010022-0013275, 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 PHASE TWO, SECTION ONE, OLD HICKORY HILLS, as recorded in Instrument No. 20030623-0086188, 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).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750, 20020123-0009417 and 20081219-0121385, 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
226 North Main Street
Carthage, Tennessee 37030

BILL GARRETT, Davidson County
Trans:T20100036869 DEEDWARRSP
Recvd: 06/17/10 10:31 4 pgs
Fees:23.00 Taxes:329.30
20100617-0047112

Easement recorded in Instrument Nos. 20001030-0107214, 20020123-0009339, 20010306-0021333 and 20030226-0025749.

This property is located at 7485 Maggie Drive, Antioch, TN 37013.

Possession: Date of Deed;
2010 Property Taxes Prorated
Map & Parcel: 182-6A-129.00 CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **KBR COMMERCIAL, LLC.**, its successors 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, except as stated above.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to **KBR COMMERCIAL, LLC.**, its successors 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 15th day of June, 2010.

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

By: Jill E. Roppe

Title: Jill E. Roppe
Real Estate Officer

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

KBR COMMERCIAL, LLC.
218 4th Ave. SE

Stewartville, MN 55976

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 15th day of June, 2010.

Sara Stevenson
Notary Public

My Commission Expires:

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

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 $89,000.00, 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 15th day of June, 2010.

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

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

Notary Public

My Commission Expires:
WDUSBank-KBR

