SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *SEVENTY-EIGHT THOUSAND and NO/100 DOLLARS ($78,000.00)*, 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 **JOHN HIGGINS** and **STAN VAUGHT,** 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:

BEING Lot No. 31 on the plan of Hickory Woods, Section C, Phase 1, of record in Book 9700, Page 952, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

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. 20100616-0046600, 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 HICKORY WOODS, SECTION C, PHASE 2. as recorded in Plat Book 9700, Page 952, 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).

Declaration of Covenants, Conditions and Restrictions recorded in Book 7857, Page 94, Book 7876, Page 75, Book 7823, Page 857, Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 187, Book 9764, Page 44 and Book 11180, Page 802, Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or

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

BILL GARRETT, Davidson County
Trans:T20100055421 DEEDWARRSP
Recvd: 09/03/10 11:31 3 pgs
Fees:18.00 Taxes:288.60
20100903-0070278

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 5124 Brookstone Court, Antioch, TN 37013.

Possession: Date of Deed;
2010 Property Taxes Prorated
Map & Parcel: 176050B19400CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **JOHN HIGGINS** and **STAN VAUGHT**, 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 **JOHN HIGGINS** and **STAN VAUGHT**, 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 31st day of August, 2010.

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

By: Jill E. Roppe
Jill E. Roppe
Title: 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 31st day of August, 2010.

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

Notary Public

My Commission Expires: _____

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

John Higgins
Stan Vaught
1535 West Northfield Blvd
Murfreesboro, TN 37129

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 $78,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant Corinna L. Duffy

Subscribed & sworn to before me this _____ day of August, 2010.

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

Notary Public

My Commission Expires: _____

wp-USBank-JHiggins

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