SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE THOUSAND FIVE HUNDRED and NO/100 DOLLARS ($1,500.00)*, 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 **GERALD L. BERNING, II,** his 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 the southerly 50 feet of the southerly 150 feet of Lot No. 16 on the Plan of the Georgia Industrial Realty Company's North Nashville Subdivision, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

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. 20100616-0046601, 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 GEORGIA INDUSTRIAL REALTY COMPANY'S NORTH NASHVILLE, as recorded in Plat Book 421, Page 188, 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 5364, Page 253, said register's office..

This property is located at 1606 24th Avenue North, Nashville, TN 37203.

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

BILL GARRETT, Davidson County
Trans:T20100066402 DEEDWARRSP
Recvd: 10/20/10 09:32 3 pgs
Fees:18.00 Taxes:5.55
20101020-0083857

Possession: Date of Deed;
2010 Property Taxes Prorated
Map & Parcel: 014-102.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **GERALD L. BERNING, II**, his 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 **GERALD L. BERNING, II**, 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 5 day of October, 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 5 day of October, 2010.

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

Notary Public

My Commission Expires: _____

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

Gerald L. Berning, II
89-33 Shore Parkway #2L
Howard Beach, NY 11414

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 $1,500.00, 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

Subscribed & sworn to before me this 5 day of October, 2010.

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

Notary Public

My Commission Expires:
wp-USBank-Berning

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

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