Box 13
#16325

BILL GARRETT, Davidson County
Trans:T20110022064 DEEDWARRSP
Recvd: 04/14/11 11:22 3 pgs
Fees:18.00 Taxes:148.00
20110414-0028834

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *FORTY THOUSAND and NO/100 DOLLARS ($40,000.00)*, 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 **PTE DEVELOPMENT, LLC AS TRUSTEE OF XYZ HOLDING TRUST NO. 17**, a Tennessee 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:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Said Lot No. 37 fronts 77.00 feet on the northerly margin of Jessie Drive and extends back 135.30 feet on the easterly line and 135.00 feet on the westerly line to a dead line in the rear, measuring 72.10 feet thereon.

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. 20110201-0008743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION TWO, ADDITION TO GREENWOOD HILLS, as recorded in Book 5200, Page 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or

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

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

2. Covenants, Conditions and Restrictions recorded in Book 5303, Page 873, 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 property is located at 441 Jessie Drive, Nashville, TN 37211.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 133120304

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **PTE DEVELOPMENT, LLC AS TRUSTEE OF XYZ HOLDING TRUST NO. 17,** 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 **PTE DEVELOPMENT, LLC AS TRUSTEE OF XYZ HOLDING TRUST NO. 17,** 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 6th day of April, 2011.

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

By: Jill E. Roppe

Title: Jill E. Roppe/ REO 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 REO 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 REO Officer.

WITNESS MY HAND and official seal at Offices, Hennepin County MInnesota, this the 6th day of April, 2011.

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

My Commission Expires:

Corinna L Duffy
Notary Public

Name & Address of New Property
& Send Tax Notice to:
PTE Development, LLC
2479 Murfreesboro Rd
Ste. 162
Nashville, TN 37217

PTE DEVELOPMENT, LLC AS TRUSTEE OF
XYZ HOLDING TRUST NO. 17

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 $40,000.00, 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/ REO Officer

Subscribed & sworn to before me this 6th day of April, 2011.

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

My Commission Expires:

Corinna L Duffy
Notary Public

WDUDBank-PTE

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