SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *SIXTY THOUSAND and NO/100 DOLLARS ($60,000.00)*, 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 **BRENT B. DONGAS**, a married man, 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 all of Lot No. 56 on the Revised Final Plat for Section 4, Shannon Place Subdivision, as shown by plat appearing of record in Instrument No. 20010502-0044879, revising Instrument No. 20010423-0040003 (erroneously cited as Instrument No. 20010423-0004003 in prior deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details 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. 20110118-0004523, 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 REVISED FINAL PLAT FOR SECTION 4, SHANNON PLACE, as recorded in Instrument No. 20010502-0044879, revising Instrument No. 20010423-0040003, 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 recorded in Instrument No. 20010328-0030046, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race,

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

BILL GARRETT, Davidson County
Trans:T20110022583 DEEDWARRSP
Recvd: 04/18/11 09:38 3 pgs
Fees:18.00 Taxes:222.00
20110418-0029554

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

3. Charter on Shannon Place Homeowners Association, Inc., of record in Instrument No. 20010328-0030047, said Register's Office.

4. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20010328-0030045, said Register's Office.

This property is located at 736 Shandale Drive, Madison, TN 37115.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 043010A01000CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **BRENT B. DONGAS**, 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 **BRENT B. DONGAS**, 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 14th day of April, 2011.

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

By: Jill E. Roppe
Jill E, Roppe
Title: 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 Corinna L. Duffy.

WITNESS MY HAND and official seal at Offices, Hennepin County MInnesota, this the 14th day of April, 2011.

Corinna L Duffy
Notary Public

My Commission Expires: 1/31/2012

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

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

Mr. BRENT B. DONGAS
604 Water Way Court
Nashville, TN 37221

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 $60,000.00, 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 14th day of April, 2011.

Corinna L Duffy
Notary Public

My Commission Expires: 1/31/2012
wd-USBank-Dongas

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

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