Box 13
#16365

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *THIRTY-FIVE THOUSAND and NO/100 DOLLARS ($35,000.00)*, 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. 71**, 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. 69A of the Zone Lot Division of Lots No. 54, 64 and 69 of Section III, Revised of Percy Priest Woods, of record in Plat Book 6250, Page 428, Amending Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed 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. 20110215-0012680, 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 PERCY PRIEST WOODS, as recorded in Plat Book 6250, Page 428 and amended in Book 5200, Page 789, 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).

BILL GARRETT, Davidson County
Trans:T20110035735 DEEDWARRSP
Recvd: 06/15/11 11:52 4 pgs
Fees:23.00 Taxes:129.50
20110615-0045779

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

2. Covenants, Conditions and Restrictions recorded in Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307 and Book 6250, Page 428, 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).

3. Easement for right of way of record in Book 6071, Page 482, said Register's Office.

4. Grant of easement of record in Book 6071, Page 491, said Register's Office.

5. Easement for water main of record in Book 6147, Page 886, said Register's Office.

6. Easement for sewer line of record in Book 6147, Page 893, said Register's Office.

This property is located at 1025 Hammack Court, Nashville, TN 37214.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 10816016000

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. 71,** 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. 71,** 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 18th day of May, 2011.

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

By: Jill E. Roppe

Title: Jill E. Roppe/REOCOficer

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, JillEE. 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 18th day of May, 2011.

Corinna L. Duffy
Notary Public

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

My Commission Expires: _____

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

PTE DEVELOPMENT, LLC AS TRUSTEE OF
XYZ HOLDING TRUST NO. 71
2479 Murfreesboro Road
Nashville, TN 37217

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

AFFIDAVIT

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

La Luci McAd
Affiant

Subscribed & sworn to before me this 18th day of May, 2011.

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

My Commission Expires: _____
WDUDBaaL-PTE3