SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED TWENTY FIVE THOUSAND and NO/100 DOLLARS ($125,000.00)*, 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 **MICHAEL SUTTON McNATT**, 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:

BEING Lot No. 20 on the Plan of Brook Meade Addition, Section I, as of record in Plat Book 2663, Page 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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. 20110511-0036032, 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 BROOK MEADE ADDITION, SECTION I, as recorded in Plat Book 2663, Page(s) 53, 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 1015 Downey Drive, Nashville, Tennessee 37205.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 115 01 0 022.00

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

BILL GARRETT, Davidson County
Trans:T20110049465 DEEDWARRSP
Recvd: 08/12/11 10:18 3 pgs
Fees:18.00 Taxes:462.50



20110812-0062253

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **MICHAEL SUTTON McNATT**, 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 **MICHAEL SUTTON McNATT**, 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 8th day of August, 2011.

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

By: _____
Pennie L. Charpie/ REO Officer
Title: _____

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, Pennie L. Charpie, 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, 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 _____.

WITNESS MY HAND and official seal at Offices, Hennepin County Minnesota, this the 8th day of August, 2011.

Jill E. Roppe
Notary Public

My Commission Expires: _____

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

Mr. Michael Sutton McNatt
809 Templeton Dr.
Nashville, TN 37205

JILL E. ROPPE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2016

AFFIDAVIT

Bank Foreclosure
Seller has no knowledge
Sale as-is / Whereas
Sale Final at closing

STATE OF Minnesota

COUNTY OF Hennepin

Pennie Chappie 8/9/11
Seller Date

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Pennie Chappie
Affiant Pennie L. Chappie/ REO Officer

Subscribed & sworn to before me this 8th day of August, 2011.

Jill E. Roppe
Notary Public

My Commission Expires: _____
wd-USBank-McNatt

JILL E. ROPPE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2016

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