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 **BE A HELPING HAND FOUNDATION**, 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:

BEING Lot No. 168, Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee to which you are referred to for a more complete legal description.

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. 20110314-0019998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUENA VISTA ESTATES, SECTION 5, as recorded in Book 4460, Page 22, 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 4162 Bob White Drive, Nashville, TN 37218.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 059-050-168.00

BILL GARRETT, Davidson County
Trans:T20110051144 DEEDWARRSP
Recvd: 08/19/11 10:32 3 pgs
Fees:18.00 Taxes:148.00



20110819-0064248

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **BE A HELPING HAND FOUNDATION**, 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 **BE A HELPING HAND FOUNDATION**, 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 20th day of July, 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 _____.

WITNESS MY HAND and official seal at Offices, Hennepin County Minnesota, this the 20th day of July, 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: BE A HELPING HAND FOUNDATION
827 West McKennie Avenue, Nashville, TN 37206

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 20th day of July, 2011.

Corinna L Duffy
Notary Public

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

My Commission Expires: _____
WD-USBank-BestHelp

This Instrument Prepared By:
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Carthage, Tennessee 37030