SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED NINE THOUSAND and NO/100 DOLLARS ($109,000.00)*, 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 **JOHN E. CONDON** and **MARY L. RUCKER,** a one-half (1/2) undivided interest each as tenants in common with right of survivorship, their 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. 11, Emery Drive, Lakeland Subdivision, as of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 11 fronts 95.4 feet on the northwesterly side of Emery Drive and runs back 260 feet on the northerly line and 300.5 feet on the southerly line to a dead line, measuring 131 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. 20110711-0052667, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Emery Drive, Nashville, Tennessee 37214.

Conveyance subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKELAND, as recorded in Plat Book 2133, Page 15, 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 Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee 37030

BILL GARRETT, Davidson County
Trans:T20110066232 DEEDWARRSP
Recvd: 10/24/11 09:45 4 pgs
Fees:23.00 Taxes:403.30
20111024-0082325

2. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2138, Page 65, 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 224 Emery Drive, Nashville, TN 37214.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 09512007600

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **JOHN E. CONDON** and **MARY L. RUCKER**, their 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 **JOHN E. CONDON** and **MARY L. RUCKER**, their 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 19th day of October, 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 19th day of October, 2011.

Corinna L Duffy
Notary Public

My Commission Expires: 1-31-12

Name & Address of New Property & Send Tax Notice to:
Acopia LLC
306 Northcreek Blvd. #100
Goodlettsville, TN 37072

John E. Condon & Mary L. Rucker
224 Emery Drive
Nashville, TN 37214

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

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

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 $109,000.00, 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 19th day of October, 2011.

Corinna L Duffy

Notary Public

My Commission Expires: _____

wd-USBank-Condon

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