BILL GARRETT, Davidson County
Trans:T20110066653 DEEDWARRSP
Recvd: 10/25/11 09:55 3 pgs
Fees:18.00 Taxes:551.30
20111025-0082872

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED FORTY NINE THOUSAND and NO/100 DOLLARS ($149,000.00)*, 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 **SOMPHONG VONGKHAMCHANH** and wife, **KHAMPHONG VONGKHAMCHANH**, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

LOT NO. 59, on the Plan of Deer Valley, Section One, a Cluster Lot Development, a Planned Unit Development, of record in instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate 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. 20110621-0047496, 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 SECTION ONE, DEER VALLEY, CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20030205-0016206, and Instrument # 20021212-0153693, 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 1145 Streamdale Point, East, Antioch, TN 37013.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 173080A3600CO

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 **SOMPHONG VONGKHAMCHANH** and wife, **KHAMPHONG VONGKHAMCHANH**, 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 **SOMPHONG VONGKHAMCHANH** and wife, **KHAMPHONG VONGKHAMCHANH**, 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 13th day of September, 2011.

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

By: Jill E. Roppe

Jill E. Roppe/ 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, 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 MN, this the 13th day of September, 2011.

Notary Public

My Commission Expires: _____

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

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

Mr. & Mrs. Somphong Vongkhamchanh
1145 Streamdale Point, E.
Antioch, TN 37013

AFFIDAVIT

STATE OF MN

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 $149,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant Jill E. Roppe/ REO Offfcer

Subscribed & sworn to before me this 13th day of September, 2011.

Notary Public

My Commission Expires: _____

wo-USBank-Vonghhamchanh

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

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