SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY *THOUSAND and NO/100 DOLLARS ($130,000.00)*, 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 **JAMES R. BELLAR**, a married man and **DANNY J. BURNS**, a married man, a one-half (1/2) undivided interest each as tenants in common, 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 No 1 on the plan of Valley West, Section Six, as of record in Book 5050, Page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 89.80 feet on the westerly side of Birch Bark Drive and extends back 222.02 feet on the northerly line and 203.61 feet on the Southerly line to a dead line, measuring 88.31 feet thereon, subject to all and any easements, restrictions, and conditions of record.

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 # 20110721-0056061*, 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 Plan of Valley West, Section Six, as recorded in Plat Book 5050, Page 60, 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 7216 Birch Bark Drive, Nashville, Tennessee 37221.

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

BILL GARRETT, Davidson County
Trans:T20120004092 DEEDWARRSP
Recvd: 01/18/12 10:37 3 pgs
Fees:18.00 Taxes:481.00
20120118-0004835

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 1421104700

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **JAMES R. BELLAR** and **DANNY J. BURNS**, 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 **JAMES R. BELLAR** and **DANNY J. BURNS**, 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 6th day of December, 2011.

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

By: Jill E. Roppe

Title: Jill E. Roppe/ REO Officerr

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

JAMES R. BELLAR and
DANNY J. BURNS
1043 Natchez Valley Lane
Franklin, TN 37064

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, 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 6th day of ~~December~~ Jan., 2011.

Corinna L Duffy
Notary Public

My Commission Expires: 1-31-12

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

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 $130,000.00 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 6th day of December, 2011.

Corinna L Duffy
Notary Public

My Commission Expires: 1-31-12
wd-USBank-Bellar & Burns

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