SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *FORTY-FOUR THOUSAND and NO/100 DOLLARS ($44,000.00)*, 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 **BRENT B. DONGAS**, 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:

LAND in Davidson County, Tennessee, being all of Lot No. 62, on the Plan of 2nd Revision, Section Four, Bell Forge Village, as shown by plat appearing of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details 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. 20111212-0096511, 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 2nd Revision, Section Four, Bell Forge Village, as recorded in Plat Book 6250, Page(s) 201, 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 extend such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Declaration of Covenants, Conditions and Restrictions recorded in Book 6040, Page 538 as amended in Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209, 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 extend 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:T20120022428 DEEDWARRSP
Recvd: 03/28/12 09:28 4 pgs
Fees:23.00 Taxes:162.80
20120328-0026272

3. Terms and provisions of By-laws of Bell Forge Village Homeowners Association, recorded in Book 6040, Page 576, as amended in Book 6306, Page 644, said Register's Office.

4. Charter of Bell Forge Village Homeowners Association, Phase I, of record in Book 6887, Page 495, said Register's Office.

5. Easement recorded in Book 1181, Page 564 and Book 7224, Page 246, said Register's Office.

6. Dedication of Common Area of record in Book 6040, Page 534 and Book 7724, Page 241, said Register's Office.

7. Agreement as set forth in instrument recorded in Book 6531, Page 321 and Book 7224, Page 195, said Register's Office.

This property is located at 119 Beech Forge Drive, Antioch, TN 37013.

Possession: Date of Deed;
2012 Property Taxes Prorated
Map & Parcel: 163110B06200CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **BRENT B. DONGAS**, 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 **BRENT B. DONGAS**, 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 13th day of March, 2012.

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

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

By: _____

Title: Megan C. Dahlin/ 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, Megan C. Dahlin, 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 13th day of ~~February~~ March, 2012.

_____
Notary Public

My Commission Expires: 1-31-2015

DEBORAH F. BRANT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

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

Mr. Brent B. Dongas
604 Waterway Court
Nashville, TN 37221

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 $44,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant Megan C Dahlin/ REO Officer

Subscribed & sworn to before me this 13th day of ~~February,~~ March 2012.

Notary Public

My Commission Expires: 1-31-2015

wo-USBank-Dongas3

DEBORAH F. BRANT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015