SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/17/05 09:26 2 pg
Fees:13.00 Taxes:288.60

20050317-0029291

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan & Ava Mire	NEW OWNER	072-07-0-077.00
(NAME) 1020 Gibson Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, HSBC Bank (USA) SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO JONATHAN W. MIRE AND WIFE, AVA C. MIRE AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real property situated in Davidson County, Tennessee, and described as follows:

Being the easterly ½ of Lot No. 9 on the Map of Inglewood Place as recorded in Book 332, Page 101, said Register's Office and the north part of Lot No. 85 and the northwest part of Lot No. 86 on the Map of Kenmore Place as recorded in Book 332, Pages 32 and 33, said Register's Office. Said easterly ½ of Lot No. 9 fronts 50 feet on the southerly margin of Kirkland Avenue and runs back on its east line 174 feet on its west line and 176 feet, more or less to a dead line and shows 50 feet on said line. Also beginning at a post at the northwest corner of Lot No. 85 on the south line of Lot No. 9 of Inglewood Place; thence with the north line of Lots No. 85 and 86 and along the south line of Lots No. 9 and 10, easterly 150 feet to the point at the southeast corner of Lot No. 10; thence southerly 132 feet to a stake, along the east line of Lot No. 10, if extended to a point in a drainage ditch; thence with said ditch westerly 150 feet more or less, to a stake in the line between Lots No. 84 and 85; thence northerly with the line between said Lots, 139 feet, 10 inches to the point of beginning.

Being the same property conveyed to HSBC Bank (USA) by Substitute Trustee's Deed dated July 29, 2004, of record in Instrument No. 20040812-0097297, Register's Office for Davidson county, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1132 Kirkland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Johnathan W. Mire and Ave C. Mire, Husband and Wife, and his/her/their assigns, forever.

Said HSBC Bank (USA), warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said HSBC Bank (USA), has executed this deed this 22nd day of February, 2005.

HSBC Bank (USA)

By: Mehrul R. Ibrahim
Asst. Vice President

AS WITNESS Mary Popoff
Asst. Secretary

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I. Ortega, Asst Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the AVP respectively of the HSBC Bank (USA), the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2005.

Commission expires: 2/21/08

Hillary J. Couron
Notary Public

HILLARY J. COURON
COMM. #1471396
Notary Public - California
Riverside County
My Comm. Expires Feb. 21, 2008

NRO1 NRO1

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027