SPECIAL WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Laura Padgett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4060

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICAH PADGETT AND LAURA PADGETT	New Owner	083 10 0 295.00
(NAME)	(NAME)	
1706 FORREST AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, HSBC BANK (USA), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, MICAH PADGETT and wife, ~~and~~ LAURA PADGETT ~~_____~~, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 77 ON THE PLAN OF LOCKELAND, THE CHADWELL HOME PLACE, AS OF RECORD IN PLAT BOOK 57, PAGE 135, REGISTER'S OFFICE FOR SAUD COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantors herein by Substitute Trustee's Deed filed of record in Instrument #20050414-0041567, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 2005 Davidson County Taxes not yet due or payable.

unimproved
This is improved x property, known as 1706 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 09/14/05 08:28 2 pgs
Fees:13.00 Taxes:518.00

20050914-0110328

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of July, 2005.

Witness — Esther P. Roman, Asst. Secretary

HSBC BANK (USA) — Maria I. Ortega, Asst. Vice President

STATE OF CA COUNTY OF Los Angeles

Personally appeared before me, Undersigned, Notary Public, _____, in his/her capacity as Maria I. Ortega, Asst. Vice President of HSBC BANK (USA), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the _____ of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 28 day of July, 2005.

Commission expires: March 31, 2009

Notary Public

DANNY GOMEZ
Commission # 1558051
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2009