Davidson County DEEDWARR
Recvd: 02/03/06 14:25 2 pgs
Fees:13.00 Taxes:307.10

20060203-0013934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Subscribed and Sworn to Before me, this 30th day of January, 2006.

Affiant

Notary Public

My Commission Expires: 9-19-09

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**
Carolyn Lawrence 409 Lutie Drive Nashville, Tennessee 37210 MAP & PARCEL NO. 119-06-0/333.00	CAROLYN LAWRENCE 3901 DOBBS AVENUE NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HSBC Bank (USA) National Association

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Carolyn Lawrence

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. 3 on the Plan of Rosewood Estates, Section III, as of record in Plat Book 5210, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts a total of 90 feet on a broken line on the westerly margin of Lutie Drive and runs back 122.46 feet on the northerly line and 121.07 feet on the southerly line to a line on the rear on which it measures 79.70 feet thereon.

Being the same property conveyed to HSBC Bank (USA) National Association by Trustee's Deed from Aaron L. Squyres, as Successor Trustee by Tersa Larson, Co-Trustee of record in Instrument Number 20051103-0133031, Register's Office for Davidson County, Tennessee.

Commonly known as: 409 Lutie Drive, Nashville, Tennessee 37210

THIS IS IMPROVED PROPERTY KNOWN AS: 409 Lutie Drive, Nashville, Tennessee 37210

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 25 DAY OF JANUARY, 2006.

HSBC Bank (USA) National Association
By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

JANE GUYETTE, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jane Guyette, who, upon oath, acknowledged him/herself to be the VP of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 25 day of January, 2006.

My Commission Expires:

V. ALBA
Commission # 1458119
Notary Public - California
San Diego County
My Comm. Expires Dec 23, 2007

Notary Public

SPECIAL WARRANTY DEED

RETURN TO: 1843
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214