STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Subscribed and sworn to before me, this 10 day of March, 2006.

Affiant

My Commission Expires: 3/24/09

Notary Public

LaConya Vaden
State of Tennessee Notary Public
County of Sumner

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:
FRANKLIN L. STARLING and wife, LINDA S. STARLING 104 DORR DRIVE GOODLETTSVILLE, TN 37072 MAP & PARCEL NO. 018-12-0/037.00	owner

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,

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

FRANKLIN L. STARLING and wife, LINDA S. STARLING,

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:

Tract One: Situated in Davidson County, Tennessee, being Lot No. 42 on the plan of Connell Estates, Sections Two of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate description of said lot. Tract Two: being an 8007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows: Beginning at an existing iron pin lying at the Northeast corner of herein described parcel, also being the Northeast corner of said Chuck Crook property, said point further described as being Southeast corner of Lot #42 of Connell Estates, Section II (Plat Book 2900 Page 150), and also lying in the West line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Height's South 6 degrees 16 minutes 32 seconds West a distance of 82.00 feet to a set iron pin lying at the Northeast corner of lot #1 of Squires Point Subdivision, Section II (Plat Book 7164, Page 54); thence running with the North line of said Lot #1 North 84 degrees 54 minutes 43 sec West a distance of 195.32 feet to a set pin in the South line of said Connell Estates: thence with the South line of Connell Estates and said Lot #42 North 72 degrees 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning and containing 8007 square feet according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995. Tract Two has no access or road frontage and contains less then 5 acres and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

Davidson County DEEDWARR
Recvd: 03/21/06 11:07 2 pgs
Fees:13.00 Taxes:588.30
20060321-0032264

Being the same property conveyed to HSBC Bank USA by Trustee's Deed from Tersa Larson, Co-Trustee, dated January 11, 2006, and filed of record on January 19, 2006, in Instrument No. 20060119-0007279, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *104 DORR DRIVE, GOODLETTSVILLE, TN 37072*

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 3 DAY OF MARCH, 2006.

HSBC BANK USA
By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

CHASE ... SEAL ... 2006 ... 2007

By: _____
JOE LANNING, 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 Joe Lanning, 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 3 day of MARCH, 2006.

My Commission Expires: 12-23-07

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

V. Alba
Notary Public

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SPECIAL WARRANTY DEED

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