Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $239,900.00 .

Affiant

Subscribed and sworn to before me this 31st day of July, 2006.

Notary Public
My Commission Expires 01/26/08

Davidson County DEEDWARR
Recvd: 08/10/06 11:04 2 pgs
Fees:13.00 Taxes:887.63
20060810-0098556

STATE OF TENNESSEE LEE CRAWFORD NOTARY PUBLIC LARGE

06-0430

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen W. Jackson	Southern Crescent Mtg.	114-7-B
1324 West Running Brook Road	145 W. Lanier Ave.	70.00 CO
Nashville, TN 37209	Fayetteville GA 30214	

SPECIAL WARRANTY DEED

For and in 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, we **HSBC Bank USA, as Trustee for SouthStar Funding**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen W. Jackson and wife, Nancy Jackson**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Three, Westchase, of record in Instrument No. 20030807-0112290, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to HSBC Bank USA, as Trustee for SouthStar Funding by deed from Denise Griffin, as Substitute Trustee, dated September 10, 2004, of record in Instrument No. 20060330-0036001, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1324 West Running Brook Road, Nashville, TN 37209.**

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; but such covenants exist only to the extent of any claims arising by, through or under the GRANTORS. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further otherwise. 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 31st day of July, 2006.

HSBC Bank USA, as Trustee for SouthStar Funding

By: JOE LOOTS
Its: V.P.

STATE OF New Jersey
COUNTY OF Mercer

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JOE LOOTS., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the V.P. of HSBC BANK and that _he is authorized by HSBC BANK. to execute this instrument on its behalf by __self as such _____.

Witness my hand and seal at _____, _____, this 1ST day of AUGUST, 2006.

Notary Public

My Commission Expires: ORIANN DELANY NOTARY PUBLIC OF NEW JERSEY My Commission Expires September 2, 2009

ORIANN DELANY NOTARY PUBLIC NEW JERSEY