Davidson County DEEDWARR
Recvd: 11/08/06 08:23 3 pgs
Fees:18.00 Taxes:492.47

20061108-0138781

After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
Seller loan No. **LL#16166944**)
1213373

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 6 day of October, **2006** by and between the **HSBC Bank USA, National Association, as Trustee, by and through Litton Loan Servicing LP as Attorney-in-fact**, party of the first part, and **Rashad Nasef** married and **Afaf Saroufem** married, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the City of Antioch, County of Davidson and State of Tennessee being known as Lot No. 10 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040309-0026802 Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property as conveyed from Chris Gray, Successor Trustee, to HSBC Bank USA, National Association, as Trustee as set forth in Deed Inst# 20060726-0091727, dated 7/13/06, recorded 7/28/06 in the Register's Office of **Davidson** County, Tennessee.

TAX ID- 149-07-0-C-10.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise***.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

X H

WITNESS the signature of the said party of the first part the day and year first above written.

HSBC Bank USA, National Association, as Trustee
By: Litton Loan Servicing LP as Attorney-in-fact

By: Stacey Bayley
Printed Name: Stacey Bayley
Title: Vice President

STATE OF TX
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Stacey Bayley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory/vice president of Litton Loan Servicing LP, which executed the foregoing as attorney-in-fact on behalf of **HSBC Bank USA, National Association, as Trustee**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **HSBC Bank USA, National Association, as Trustee.**

WITNESS my hand, at office, this 6 day of Oct., **2006**.

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

Notary Public
Rosemarie Salazar

Commission Expiration: 1-24-2010

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
825 Dover Glen Drive
Antioch, Tennessee 37013

Tax Parcel ID Number: 149-07-0-C-10

Property Owner & Property Address/
Mail Tax Bills To:
Rashad Nasef and Afaf Sroufem
825 Dover Glen Drive
Antioch, Tennessee 37013

State of TX
County of HARRIS

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$133,100.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant LITTON LOAN SERVICING, LP AGENT Karen Heinz

Subscribed and sworn before me this 6 day of Oct., **2006.**

Notary Public Rosemarie Salazar

Commission Expiration: 1-24-10

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

H:\SERVICELINK DEEDS\SWD Nasef Rash.wpd