220538

Box 36

Davidson County DEEDWARR
Recvd: 11/17/06 14:43 3 pgs
Fees:18.00 Taxes:536.50

20061117-0143299

After Recording Return To:
Loan No. 1167243
Litton No. 16062960
Service Link LP
4000 Industrial Boulevard
Aliquippa, PA 15001

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
151-01-0A-153.00-CO

SPECIAL WARRANTY DEED

Property Owner:
KELD MADSEN
TRISHA J. MADSEN
3133 Kennebeck Place
Antioch, TN 37013

Send Tax Bills To:
Keld Madsen
Trisha J. Madsen
3133 Kennebeck Place
Antioch, TN 37013

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 14 day of NOVEMBER, 2006, between HSBC BANK USA, National Association, as Trustee, by Litton Loan Servicing, LP, as attorney-in-fact, of 4828 Loop Central Drive, Houston, TX 77081 ("Grantor"), and KELD MADSEN, a single/married/unmarried man, and TRISHA J. MADSEN, a single/married/unmarried woman, residing at 3133 Kennebeck Place, Antioch, TN 37013 ("Grantees").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 153 ON THE PLAN OF CHATHAM POINTE, OF RECORD IN

PLAT BOOK 6900 PAGES 444-447, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM ARNOLD M. WEISS, SUBSTITUTE TRUSTEE TO HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE AS DESCRIBED IN DEED INSTRUMENT 20060424-0046206 RECORDED 4/24/2006.

Property Address: 3133 Kennebeck Place, Antioch, TN 37013

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

WITNESS the execution of this deed on the day and year first above written.

ATTEST:

Karen Heinz

HSBC BANK USA, National Association, as Trustee, by Litton Loan Servicing, LP, as attorney-in-fact

BY: Stacey Bayley

Stacey Bayley
Vice President

Its: _____

STATE OF TX
COUNTY OF Harris

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personally appeared Stacey Bayley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of LITTON LOAN SERVICING, LP, as attorney-in-fact for HSBC BANK USA, National Association, as Trustee, the within named bargainor, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as _____.

Witness my hand, and seal, at office, in _____, _____ County, _____, this 14 day of Nov., 2006.

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

_____
Notary Public
My Commission Expires:_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $145,000.00.

Affiant Karen Heinz

Subscribed and sworn to before me
this 14 day of Nov., 2006.

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

_____
NOTARY PUBLIC
My Commission Expires:_____