Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-113
FAACS# 359023597

Davidson County DEEDWARR
Recvd: 12/11/06 11:11 3 pgs
Fees:18.00 Taxes:344.10
20061211-0152512

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th **day of** November, 2006, **by HSBC Bank USA, NA.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tennessee Equity Holdings, Inc and/or assigns, Grantee, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 148, ON THE PLAN OF SECTION ONE, GRA-MAR ACRES, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 2133, PAGE 27, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO JUBAL B. COOPER BY DEED FROM REBECCA L. JACOBS, NOW BROWN, AND HUSBAND, MICHAEL D. BROWN SR. AS OF RECORD IN INSTRUMENT # 200311120165675, REGISTE'S OFFICE FOR SAID COUNTY.

Being the same property conveyed unto HSBC Bank USA, NA in Substitute Trustee's Deed filed as instrument number 20060912-0112573.
Corrected on 20061211-0152511
Commonly known as: 602 Broadmoor Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

HSBC Bank USA, NA

BY: _____

ITS: Vice President

Acknowledgment

State of New York
)ss.
County of New York

On this day before me, a Notary Public, personally appeared Susie May, **to me personally well-known, who acknowledged that he/she is the** Vice President, **of HSBC Bank USA, NA, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 10th **day of** November, 2006.

_____
Notary Public

ECLIFF C. JACKMAN
No. 01JA6112150
Notary Public, State of New York
Qualified in New York County
My Commission Expires 06/28/08

My commission expires:

_____

(Seal)

State of Tennessee
jss.
County of Williamson

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, $ 93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a ~~fair and voluntary~~ sale.

Affiant

Subscribed and sworn to before me this 17th **day of** November, 2006

Notary Public

My commission expires:

(Seal)

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Tennessee Equity Holdings, Inc
602 Broadmoor Drive
Nashville, TN 37216

Parcel #06106002000

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211