Davidson County DEEDWARR
Recvd: 12/18/06 08:45 2 pgs
Fees:13.00 Taxes:181.30
20061218-0155162

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $49,000.00

Subscribed and sworn to before me, this 8 day of December, 2006.

My Commission Expires:

VICTORIA RODRIGUEZ
Commission # 1692169
Notary Public - California
San Diego County
My Comm. Expires Sep 5, 2010

Affiant

Erica Lovik
REO Specialist

Notary Public

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:**
TENNESSEE EQUITY HOLDINGS **1305 8TH AVENUE SOUTH** **NASHVILLE, TN 37203** **MAP & PARCEL NO. 071-15-0/386.00**	TENNESSEE EQUITY HOLDINGS 317 RED FEATHER BRENTWOOD, TN 37027

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, N.A.,

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

TENNESSEE EQUITY HOLDINGS,

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:

Land in Davidson County, Tennessee, being Lot No. 140 on the plan of Benedict Land Company Subdivision of the Lindsey Tract of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. Said Lot No. 140 fronts 50 feet on the westerly margin of Meridian Street and extends back 173.5 feet on the northerly and southerly lines to a line rear measuring 50 feet thereon.

Being the same property conveyed to HSBC Bank USA by Trustee Deed from Aaron Squyres as Successor Trustee and Crystanna Duffy as Co-Trustee, dated November 7, 2006, and filed of record on November 14, 2006, in Instrument No. 20061114-0141024, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***1216 MERIDIAN STREET, NASHVILLE, TN 37027***

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 8 DAY OF DECEMBER, 2006.

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

by: Thomas H. Stanford, 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 Thomas H. Stanford, Vice President **who, upon oath, acknowledged him/herself to be the** Thomas H. Stanford, Vice President **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 8 day of December, 2006.

My Commission Expires:

VICTORIA RODRIGUEZ
Commission # 1692169
Notary Public - California
San Diego County
My Comm. Expires Sep 5, 2010

Notary Public

SPECIAL WARRANTY DEED

RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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