After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. **162696631**)

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/03/07 08:49 3 pgs
Fees:18.00 Taxes:469.90
20070503-0052829

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of April, **2007** 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 **Geoffrey W. Newhall**, ____ _____, 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 County of Davidson and State of Tennessee being known as Lot 152, Eastland Acres Section 2, as shown on plat of record in Plat Book 2331, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Priority Trustee Services of TN, LLC to HSBC Bank USA, National Association, as Trustee, as described in Deed Instrument 20070220-0020840, Dated 2/8/2007, Recorded 2/20/2007 in the Register's Office of Davidson County, Tennessee.

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.

KH

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: _____
Printed Name: Stacey Bayley
Title: Vice President

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Texas
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 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 24th day of April, **2007**.

Karen Castro
Notary Public

Commission Expiration: _____

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

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

Property Address:
2608 Barclay Drive
Nashville, Tennessee 37206

Tax Parcel ID Number: 083-12-0-039.00

Property Owner & Property Address/
Mail Tax Bills To:
Geoffrey W. Newhall
3818 Moss Rose DR
Nashville TN 37216

State of TEXAS
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 **$127,000.00,** 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
Eric Rudolphv

Subscribed and sworn before me this 24 day of April, **2007.**

Notary Public

Commission Expiration:_____

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

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 Newhall Geoffrey.wpd