Prepared by: First Priority Title Company, Inc.
A. Nicole Troutt, Attorney
101 Dalton Place Way
Knoxville, TN 37912
File No. 07-256/bes

Davidson County DEEDWARR
Recvd: 05/08/07 14:11 2 pgs
Fees:13.00 Taxes:196.10
20070508-0055324

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **HSBC MORTGAGE SERVICES, INC.** (Grantor"), has bargained and sold, and hereby transfers and conveys to **ALVARO MARTINEZ and wife, YOMARA MARTINEZ,** (Grantees"), their successors, heirs and assigns, certain land in Davidson County, Tennessee, ("Property"), being more particularly described as follows:

SITUATED in Davidson County, Tennessee, and being known and designated as Lot Number 85A, Zone Lot Division of Lots 84, 85, and 86, Haywood Forest, Section 3, as shown on plat of record in Plat Book 6250, Page 226, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to HSBC Mortgage Services, Inc. from Shapiro and Kirsch, LLP, by Substitute Trustee's Deed dated November 8, 2006, and recorded November 27, 2006, as Instrument No. 20061270146047, in the Register's Office for Davidson County, Tennessee. See attached Power of Attorney and Secretary's Certificate in connection with Appointment of Substitute Trustee of record as Instrument No. 20061019012984l, said Register's Office.

Said property is improved and bears the street address of 4871 Gillespie Drive, 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.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to restrictions, setback lines and easements shown of record in the Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming, by, through, or under Grantor, but not otherwise.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their judgment.

Executed this the 2 day of May, 2007.

HSBC MORTGAGE SERVICES, INC.

BY: _____

ITS: Dana M. Hoppus
Asst. Vice President

STATE OF CA }
}SS.
COUNTY OF LA }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dana M. Hoppus Asst. Vice President, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the _____ of HSBC MORTGAGE SERVICES, INC., the within named bargainor, a corporation, and the he as such Dana M. Hoppus Asst. Vice President, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at office, in LA County, CA, this 2 day of April, 2007.

_____
Notary Public

My Commission Expires: _____

E. J. ROMAN
COMM. #1447374
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 26, 2007

PROPERTY ADDRESS: 4871 Gillespie Dr., Antioch, TN 37013

PROPERTY TAX ID # 148-14-0-239.00

ADDRESS NEW OWNER:
4871 Gillespie Drive
Antioch, TN 37013

MORTGAGEE:
Same
As New Owner

SEND TAX BILLS TO: NEW OWNER
Same As Above

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $53,000.00.

Affiant _____.

Subscribed and sworn to before me this 2 day of April, 2007.

_____
Notary Public

My Commission Expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
July 28, 2007