Davidson County DEEDWARR
Recvd: 05/15/07 11:03 5 pgs
Fees:28.00 Taxes:407.00

20070515-0058069

Prepared by: First Priority Title Company, Inc.
A. Nicole Troutt, Attorney
101 Dalton Place Way
Knoxville, TN 37912
File No. 07-006

Return to: First Priority Title Company, Inc.

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 **HUYEN TRINH,** unmarried, ("Grantee"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, ("Property"), being without the corporate limits of any municipality, and being more particularly described as follows, to-wit:

Lot 1030, Section Ten, CHEROKEE HILLS, as shown on plat of record in Plat Book 4600, Page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to HSBC Mortgage Services, Inc., from Substitute Trustee, Shapiro and Kirsch, LLP, by Substitute Trustee's Deed dated November 16, 2006, and recorded November 27, 2006, as Instrument No. 20061127-0146072 in the Register's Office for Davidson County, Tennessee. (See attached Power of Attorney & Secretary's Certificate in connection with Appointment of Substitute Trustee)
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 Grantee, his 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 Grantee 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 Grantee, his 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 Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his judgment.

Executed this the 11 day of May, 2007.

HSBC MORTGAGE SERVICES, INC.

Dana M Hoppus

By: _____

Its _____

Dana M. Hoppus
Asst. Vice President

STATE OF California }
}SS.
COUNTY OF Los Angeles

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

Witness my hand and official seal at office, in Los Angeles County, California this 11 day of May, 2007.

Notary Public

My Commission Expires: _____

PASCUAL L. CASTRO
Commission # 1 [illegible]
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2007

PROPERTY ADDRESS: 525 Spann Court, Antioch, TN, 37013-2624

PARCEL ID NO: 148-03-0-150.00

NAME AND ADDRESS OF NEW OWNER:
HUYEN TRINH
7208 Autumn Crossing Way
Brentwood, TN 37027

SEND TAX BILLS TO:
Huyen Trinh
7208 Autumn Crossing Way
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is ~~$102,000.00~~ $110,000.00.

Affiant Melissa McBroom.

Subscribed and sworn to before me this 14th day of May 2007.

Notary Public

My Commission Expires: 10-13-09

Phyllis H. Slack
Notary Public At Large
Knox County, Tennessee
My Commission Expires October 13, 2009

EXHIBIT "A"

POWER OF ATTORNEY

Know that HSBC Mortgage Services Inc., f/k/a Household Financial Services, Inc. ("HSBC"), a Delaware corporation having offices at 636 Grand Regency Boulevard, Brandon, Florida 33510, does hereby make, constitute, and appoint Fidelity National Foreclosure & Bankruptcy Solutions, a Delaware corporation, having offices at 1270 Northland Drive, Suite 200, Mendota Heights, MN 55120 ("Fidelity"), for HSBC's benefit and in HSBC's name, place, and stead, as HSBC's true and lawful attorney-in-fact, with full power of substitution;

HSBC hereby grants to the aforementioned attorney-in-fact authority to act in any manner necessary and proper to exercise the following powers as fully as HSBC might or could do and perform by itself:

In the name of HSBC, to: (a) execute assignments of mortgages or deeds of trust; (b) execute substitutions of trustee in deeds of trust, deeds to secure the debt, or co-ops and other forms of security instruments; (c) execute Affidavits of Non-military Status; (d) execute Affidavits of Judgment; (e) execute Affidavits of Debt; (f) execute conveyance by Special and/or General Warranty or other Deeds; (g) execute Affidavits regarding lost promissory notes; (h) such other documents as may be necessary and proper to carry into effect the powers granted herein or to provide foreclosure and other related default services as requested by HSBC ; and (i) provide bankruptcy services in the name of HSBC as follows:

1) Prepare Proofs of Claim and Affidavits of Movant in support of motions or other actions based upon and relying on information available in the undersigned's computer system and on information provided by the undersigned's employees;
2) Execute Proofs of Claim;
3) Perform all acts in furtherance of filing of Proofs of Claim including, but not limited to acts under 11 U.S.C. §501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules;
4) Vote for a trustee of the estate of the debtor;
5) Vote for a committee of creditors;

Limited Power of Attorney
Page 2 of 2

6) Attend the meeting of creditors of the debtor, or any adjournment thereof, and vote on the undersigned's behalf on any question that may be lawfully submitted before creditors in such a meeting;
7) Complete, execute, and return a ballot accepting or rejecting a plan (pursuant to HSBC servicing guidelines or business rules); and
8) Execute Reaffirmation Agreements approved by HSBC.

for the undersigned in all cases and matters arising under the United States Bankruptcy Code, 11 U.S.C. §101 et seq., and which are duly referred to Fidelity by HSBC for handling.

This Limited Power of Attorney shall be effective September 28, 2004, and shall continue until the earliest of: (a) the date of its revocation by HSBC; (b) December 31, 2007; or (c) the date Fidelity shall have become bankrupt, dissolved, insolvent, or liquidated; it being expressly acknowledged by HSBC that any such acts as may have been performed by the aforementioned attorney-in-fact pursuant to the Limited Power of Attorney on or prior to the date immediately preceding listed events (a) through (c) shall be and remain binding and effective as if any such event or events had not occurred.

IN WITNESS WHEREOF, HSBC, by and through its duly authorized officers, has caused this Limited Power of Attorney to be executed and subscribed in its name as of _____, 2004.

HSBC MORTGAGE SERVICES INC., f/k/a HOUSEHOLD FINANCIAL SERVICES, INC.

BY: _____
Name:
Its: Vice President

County of Hillsborough }
} ss.
State of Florida }

Acknowledged before me on 9/29, 2004, by David B. Little, who says that s/he is the Vice President of the corporation named above and is authorized to execute this power of attorney in its behalf.

_____ Seal:
Notary Public

Richard M Carlson
My Commission DD045340
Expires July 28, 2005

EXHIBIT "B"

SECRETARY'S CERTIFICATE

The undersigned, being the duly appointed and acting Secretary of Fidelity National Foreclosure Solutions, Incorporated, a Delaware corporation, (the "Corporation") does hereby certify that the following employees are authorized to execute documents under the Power of Attorney granted to the HSBC Consumer Lending (USA) Incorporated, on behalf of and as managing company for Beneficial Company LLC and HFC Company LLC and their respective subsidiaries:

Christina Allen
Greg Allen
Liquenda Allotey
Christine Anderson
Elizabeth Anselmo
Jennifer Anthony
Rachel Bahr
Scott Barnes
Joshua Baxley
Mark Cardenas
John Cody
Frank Coon
Lawrence Dingmann
Joe Edlund
Holly Farley
Steve Gerths
Dory Goebel
Jeanelle Gray
Craig Hanlon
Thaoke Her
Craig Hinson
Chris Hymer
Sonja Lange
Lynn McNamee
Jon Menz
Sheryl Newman
Becky North
Rashal Peterson
Matthew Rogina
Mark Stevens
Susan Stuart
Eric Tate
Scott Topel
Scott Walter
Amy Weis
Rick Wilken

In Witness Whereof, the undersigned has executed this Certificate this 1 day of March, 2006.

Gregory Whitworth, Acting Secretary

Barbara Halverson
Witness

State of Minnesota)
)
County of Dakota)

Acknowledged before me this 1 day of March, 2006, by Gregory Whitworth, who says that he is the Acting Secretary of the Corporation, named above and is authorized to execute this Secretary's Certificate in its behalf.

CARMELA D. LAGARILE
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2008

Carmela D. Lagarile
Notary Public

Instr: 200608020009758
PAGE: 3 OF 3