Prepared By 13.2547

Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001

Davidson County DEEDWARR
Recvd: 05/30/07 07:25 2 pgs
Fees:13.00 Taxes:388.50

20070530-0063704

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 14 day of May, 2007, by and between **HSBC Bank USA, National Association, as Trustee, by Litton Loan Servicing LP, as Attorney-In-Fact**, party of the first part, and **Kerry A. McCormick** party of the second part,

* Single

**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**, State of **Tennessee**:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 50 on the Plan of Haywood Acres, Section 1, as of record in Book 2900, Page 17, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 50 fronts 41.71 feet on the southerly side of Leo Court and runs back 144 feet on the easterly line and 178.4 feet on the westerly line to a dead line, which is a broken line on which it measures 198 feet.

Being the same property as conveyed to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, by Trustee's Deed dated 12/13/2006 and recorded on 12/15/2006 at Instrument No. 20061215-0154766, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

**The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.**

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 in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

**HSBC Bank USA, National Association, as Trustee, by Litton Loan Servicing LP, as Attorney-In-Fact**

**BY:** _____

**Title:** Richard Williams
Vice President

**********

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Richard Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of the within named bargainor, a corporation, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such.

WITNESS my hand and seal at office this 14 day of MAY, 2007.

Karl G Cole

Notary Public: KARL G COLE
My Commission expires: 7-23-2007

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**(FOR RECORDING DATA ONLY)**

Property Address:
305 Leo Court
Nashville, TN 37211

Grantor:
HSBC Bank USA, National Association
Loan No.: _____
4828 Loop Central Drive
Houston, TX 77081

Grantee:
Kerry A. McCormick
305 Leo Court
Nashville, TN 37211

Tax/Parcel Numbers:
148-05-162

Mail tax bills to:
Kerry A. McCormick
305 Leo Court
Nashville, TN 37211

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 $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Terra West

Subscribed and sworn to before me this the 24 day of May, 2007.

Amanda M Roe

Notary Public

My Commission Expires: 12-22-10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Dec. 22, 2010
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA AMANDA M. ROE