Prepared by and Return to:
Bridgehouse Title
1602 W. Northfield Blvd Suite 500
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 03/05/08 08:46 3 pgs
Fees:18.00 Taxes:647.50
20080305-0021869

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title, LLC	Joyce Hernandez
4875 Olde Towne Parkway, Suite 150	5181 SINGING HILLS D
Marietta, GA 30068	ANTIOCH, TN 37013

File # 75000045
REO # 0015373103
Parcel #176-01-0-A-030.00 CO
Address: 5181 SINGING HILLS D, ANTIOCH, TN 37013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HSBC Mortgage Services, Inc., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Joyce Hernandez,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 14TH day of FEBRUARY, 2008.

HSBC MORTGAGE SERVICES, INC.

Dana M. Hoppus

By: Dana M. Hoppus
Its: Asst. Vice President

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared DANA M. HOPPUS who, upon oath, acknowledged him/herself to be AVP of HSBC Mortgage Services, Inc., the within named bargainor, and that he/she as such AVP, being authorized to do so, executed the foregoing instrument in behalf of HSBC Mortgage Services, Inc. as the _____ HSBC Mortgage Services, Inc. and declared that he/she in his/her capacity as _____ of HSBC Mortgage Services, Inc.

WITNESS my hand and seal at office this 14TH day of FEBRUARY, 20 08.

_____
NOTARY PUBLIC

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

STATE OF Tennessee)
COUNTY OF Rutherford)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $175,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to me before me on the date written above.

11/24/08
My Commision Expires

_____
Notary Public

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, in which reference is made for a more complete description.

Being the same property as conveyed by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. to HSBC Mortgage Services Inc. dated September 13, 2007 and recorded on October 3, 2007 in Instrument No. 20071003-0117957 in the Davidson County Public Records.

Subject to any and all existing restrictions and easements of record. Property Address (for informational purposes): 5181 Singing Hills Drive, Antioch, TN 37013 MAP/PARCEL: 176-01-0-A-030.00

The property hereinabove described was acquired by the Grantor by instrument recorded INSTRUMENT NUMBER 20071003-0117957 in the aforesaid County and State.

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