Davidson County DEEDWARR
Recvd: 03/10/08 14:17 2 pgs
Fees:13.00 Taxes:443.63

20080310-0024099

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

S&K #: 07-50901

SPECIAL WARRANTY DEED

THIS DEED, between HSBC MORTGAGE SERVICES, INC., organized and existing under the laws of the United States of America hereinafter called Grantor, and Manuel Robles, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Hillhurst Acres, Section 3, of record in Plat Book 2331, Page 86, Register's Office for said county, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 200607280-091612 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20071204-0140332, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC MORTGAGE SERVICES, INC.

BY: _____

Title: Assistant Vice President

Dana M. Hoppus
Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

MARY POPOFF
Commission # 1595541
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2009

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DANA M. HARRIS 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 Assistant Vice President of HSBC MORTGAGE SERVICES, INC., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 8TH day of FEBRUARY, 2008.

Notary Public

My Commission Expires: 7.17.09

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $119,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 22 day of February, 2008.

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 1-26-2008

My Commission Expires: 1-9-16

Property Address: 2932 Rich Acres, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Manuel Robles
2932 RICH ACRES Drive
NASHVILLE TN 37207

S & K File # 07-50901

Map & Parcel - 19-060.07-0-106.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119