THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 03/20/08 12:11 2 pgs
Fees:13.00 Taxes:443.63
20080320-0028312

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29TH day of JANUARY, 2007 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Jerius Dean Oliver, Sr. and Shanet Oliver, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Lot 62, Section One, Towne Village of the Country Subdivision, as shown on plat of record in Plat Book 5200, Pages 55 and 56, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20071107-0131462, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 29 day of JANUARY, 2008.

HSBC MORTGAGE SERVICES, INC.

BY: _____
John S. Holman
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On January 29, 2008, before me, Cecilia Friberg, Notary Public, personally appeared John S. Holman, Asst. Vice President, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

CECILIA FRIBERG
Commission # 1560036
Notary Public - California
Los Angeles County
My Comm. Expires Mar 15, 2009

My Commission Expires: 3/15/09

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Property Address: 3245 New Towne Road, Antioch, TN 37013
Parcel # 150-07-0-061.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jerius Dean Oliver, Sr. and Shanet Oliver
3245 New Towne Road
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or true value, whichever is greater, for this transfer is $ 119,900.00
_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2008.
_____
Notary Public
My Commission Expires: 12-13-11

ANGELA M. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY