Bk/Pg: 5-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00

Subscribed and sworn to before me this 21st day of March, 2008.

My Commission Expires: August 23, 2011

Affiant

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/24/08 13:40 2 pgs
Fees:13.00 Taxes:244.20

20080324-0029052

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ryan D. Arnett Jason Dodge 2015 Hutton Drive Nashville, TN 37210 MAP & PARCEL NO. 119-05-0/180.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HSBC Bank USA,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ryan D. Arnett and Jason Dodge,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 9 on the Map of Re-subdivision of Block Numbers 23 and 24 and parts of Blocks 26 and 27, Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot Number 9 fronts 50 feet on the Southerly side of Elberta Street, and runs back between parallel lines with the Westerly margin of Burbank Avenue 180 feet to an alley.

Being the same property conveyed to HSBC Bank USA by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated February 6, 2008, and filed of record on February 14, 2008, in Instrument No. 20080214-0014693, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 301 Elberta Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO

CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 14 **DAY OF MARCH, 2008.**

HSBC Bank USA
By: By JPMorgan Chase Bank, N.A. As Attorney-In-Fact
as attorney-in-fact

by: Heidi Brodersen, Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Heidi Brodersen, Asst. Vice President, **who, upon oath, acknowledged him/herself to be the** AVP **of** JPMORGAN Chase Bank NA, **with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that** JPMORGAN Chase Bank NA **executed the within instrument for the purposes therein contained and who further acknowledged that** JPMORGAN Chase Bank NA **is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal at office on this the 14 **day of March, 2008.**

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Notary Public

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SPECIAL WARRANTY DEED

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