BOX 13
14082

Davidson County DEEDWARR
Recvd: 03/26/08 11:06 3 pg
Fees:18.00 Taxes:284.90

20080326-0030302

This Instrument prepared by:	~~Please add new owner and~~ send tax notice to the following:
U.S. Land Title, LLC	~~Thomas E Pillow~~ Peoples Home Equity
4875 Olde Towne Parkway, Suite 50	4300 Sidco Drive Ste 200
Marietta, GA 30068	Nashville TN 37204

New Owner
Thomas E. Pillow Jr.
~~856 Oakwood Terrace Drive~~ PO Box 3061
~~Antioch TN 37013~~ Brentwood, TN, 37024

File # 75009636
REO # 0004282042
Parcel #14808004900
Address: 856 OAKWOOD TERRACE, 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 **Thomas E Pillow,*** (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: * Jr.

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 21 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, CECILIA FRIBERG notary public of the State and County mentioned, personally appeared _____ who, upon oath, acknowledged ~~him/herself~~ to be A.V.P. of HSBC Mortgage Services, Inc, the within named bargainor, and that ~~he/she~~ as such A.V.P., being authorized to do so, executed the foregoing instrument in behalf of HSBC Mortgage Services, Inc as the A.V.P. of _HSBC Mortgage Services, Inc and declared that he/she in ~~his/her~~ capacity as A.V.P. of _ HSBC Mortgage Services, Inc

WITNESS my hand and seal at office this 21 day of FEBRUARY, 2008.

NOTARY PUBLIC

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

STATE OF TN)
COUNTY OF Davidson)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 77,000.00 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.

7/25/09
My Commision Expires

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton
Notary Public

EXHIBIT "A"

BEING LOT NO. 51 ON THE PLAN OF OAKWOOD TERRACE, SECTION 1 AS OF RECORD IN BOOK 4460, PAGES 54 AND 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument 20070823-0100916 in the aforesaid County and State.

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